



Meeting Minutes
Woodbridge Association, Inc.
Kings Mountain, NC
November 14, 2023

Board members in attendance: Brandon Larson, Bill Christian, Rick Fancher, Jessica Newbold, Jacquie Rockford, Jason Burrows

Absent: Jennifer McCachren, Jim Riggs

Visitors: None

Agenda:

1. Meeting call to order 6:34 pm by Bill.
2. Review of Previous Board Meeting Minutes (approved and posted September 22, 2023).
3. Committee Reports:
 - a. Finance - Jason
 - i. Bank OZK transfer in progress.
 - b. Maintenance – Rick
 - i. 137 Quail Hollow. Culvert damage. NC DOT/Contractor repair completed.
 - ii. Mowing completed for the 2023 Season.
 - iii. Lighting issues at Woodbridge signs. Vandalism at some locations. Board to review repair options.
 1. Woodbridge Main. Rewiring under road required. Typical cost \$3,500. Estimate requested. Contact insurance – Bill.
 2. Woodbridge West. Fixtures, wiring, and landscaping rock missing. Typical cost \$3,700. Estimate requested. Contact insurance – Bill.
 3. When estimates are available an email to the BOD will be sent to inform us of a decision going forward.
 - c. Environmental – Brandon, Jacquie
 - i. 123 Dunes Drive. New fence. Approval via email.
 - ii. 144 Preston Trail. Driveway extension. Approval via email.
 - iii. 127 Dunes Drive. For Sale sign posted. Truck parked behind house, Board notification pending.
 - d. Hospitality – Jennifer, Jessica
 - i. Yard Awards:
 1. Fall Season completed. Went well.
 2. Winter Season will go out in December.
 - ii. Storage Unit:
 1. Not renew rental for storage unit and maintain items at Jessica Newbold’s home for the next year. Motion, Jessica. Second, Jason. Approved by Board.

- e. Community Concerns – Bill
 - i. Speeding in neighborhoods.
 - 1. Cleveland County Sheriff’s Department Alert sign is located and working on Dunes – Jacqui
 - a. Continue with additional high-risk locations.
 - f. Old Business
 - i. None.
 - g. New Business
 - i. Update to Restrictions and By-Laws
 - 1. Dates for forums
 - 2. No proxy votes allowed
 - 3. No email/electronic voting
 - 4. Couples with one vote is a split vote is a no vote
 - 5. Time schedule and limit for vote counting
 - 6. Location for vote drop-offs
 - 7. Ballot formats
4. Adjournment
- a. Adjourn meeting. Motion, Brandon. Second, Rick. Approved by Board.
 - b. Meeting adjourned at 8:37 pm

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