

Meeting Minutes
Woodbridge Association Inc. (Kings Mountain)
Monday January 9th, 2023

Board members in attendance: Matt Triplett, Jessica Newbold, Jason Burrows, Debbie Greene, Rick Fancher, Bill Christian, and Brandon Larsen.

Meeting called to order by Matt at 6:35pm

October meeting minutes were approved via email November 9th, 2022.

November meeting didn't make quorum so there were no meeting minutes to approve.

December meeting didn't make quorum so there were no meeting minutes to approve.

Financial Report given by Jason

- Matt motioned to approve, seconded by Bill, all approved, motion passes.
- Net income \$1,199.87
- Money market is at what percent and what percent is the CD at? Matt will look into.
- Matt is also going to look into why our year doesn't go from Dec-Jan and what it would take to change it? Should it be changed? Pros and Cons.
- Bill is looking into getting the Brush-hogging budget done by next meeting.

Maintenance report given by Bill

- Will be getting bids on Bush-hogging and landscaping.
- The association received a letter asking the association to put down some gravel/road maintenance for a road that is not maintained by the public and is part of the association. However there is currently no money in the budget for this, maybe in the future. Current recommendations are to get together with neighbors to see together on that street if you divided the cost evenly could you all do it together for now? Also Bill will look at what costs are and what requirements are to become county maintained.
- East sign light is not working or as bright as neighbors feel it should be. Bill and Rich will look into it. Matt thinks it might be the one that needs the electrical box replaced and was quoted at \$11,000 for a new box to be brought up to LED's so the fix (for now) was a solar light that might have just faded.
- Jessica to send out letter to 116 Dunes about clutter on the front porch that needs to be cleaned up.

Environmental report given by Brandon

- 129 Muirfield Drive had solar panels approved as presented via email December 20th, 2022.

Hospitality report given by Debbie.

- In December the Seasonal Yard Awards went to fifteen homes which can be seen on the website (www.woodbridgekm.com).
- Three welcome letters were sent out to New Homeowners who have moved in.
 - William and Jennifer Vaughn
 - Erik and Kanny Palmer
 - Brian Blow
- What can we do about the trash that is piling up around the main road?
 - We use to get volunteers to pickup?
 - Adapt-A-Highway costs money?
 - Problem comes when the bush-hogging starts they will just shred the trash that is out there.

Annual Meeting Business:

Debbie will ask Nancy to head up the nomination committee that will consist of at least five members per the bylaws. Jason as volunteered to also be on the committee.

Jason will get with Barbra to do the financial review committee.

Matt will get everything set up for Zoom (camera, link, file, computer, etc.).

New Business:

A letter was sent to the association recommending an increase in yearly dues. They have lived in the area since 1996 and don't remember any increases. They would be more than happy to see an increase in dues.

- Bill motioned for an amendment for the board to increase yearly dues twenty dollar to support cost of living and needed upgrade requirements, seconded by Jessica. Tabled until next meeting Matt to talk with attorney to see how to get this on the agenda for the March annual meeting, which has been the purpose.

A Woodbridge Stakeholder brought up three concerns:

1. Signage on Dunes needs less words bigger writing. Clearer signage Stop Do Not Enter for Semi Trucks. They are getting stuck because they are getting there roads confused. Bill said he would look into this.

2. Water is funneling into his yard and washing his yard out. Can he put up railroad ties to decrease the erosion to reroute the water? Reminded him to submit something in writing to the board, that it shouldn't be a problem once submitted and approved.
3. Asked if the board would send out a reminder about being neighborly when burning. Some people have respiratory problems that are worsened by burning. The board will consider sending out an email blast by Hospitality since the Hospitality chair sends out email blasts already, but we still need to consider what it will say. We were even given a handout "EPA proposes new standard for fine particulates". Emails to be called possibly: "Be cautious of your burning".

Jason motioned to adjourned at 8:22pm Bill seconded motion passed.

Next meeting February 6th, 2023 at Advent Lutheran Church 230 Oak Grove, Kings Mountain, NC, 28086.

Meeting changed to Monday February 13th, 2023 so that quorum could be met. Changed via email.