

Woodbridge Association, Inc.
Minutes of Board Meeting
February 13, 2023

Board Members Present: Matt Triplett, Jason Burrows, Brandon Larsen, Rick Fancher, Debbie Green, Bill Christian; Member absent: Jessica Oskey

Visitors Present: Jim Riggs, Nancy Quinn

A motion to approve the minutes from the Jan. 9, 2023 meeting was made by Debbie, seconded by Brandon and approved by the board subject to the corrections discussed. Matt to contact Jessica regarding placement of November meeting minutes on website and state no meetings were held in December or July 2022.

Maintenance Report – Bill

- We received two quotes to repair lighting at each of our entrance signs and main sign at Stoney Point and New Camp Creek. The low quote was from Carl Grigg Electric and the Board voted to proceed with repairs at approximately \$3800. This exceeds budget and will need to come from Reserves.
- We received multiple quotes for Landscape maintenance of our 6 entrance signs and 12 islands. We also entertained quotes for mowing of vacant lots for our property owners. Our current contractor, Willis Landscaping, was the lowest cost provider and motion was approved to continue.
- There are several signs along Dunes Rd alerting trucks not to enter. These have faded so as not to be readable. Motion as approved to replace with appropriate signage.
- Bill to contact DOT to replace/provide street signage: Dunes Rd at Stoney Point Rd and Wilder Ln at Oakwood Dr.

Hospitality Report – Debbie

- 5 new Welcome Letters sent: Elorza, Elam, Clarke, Brookshire and Brown families.

Environmental Report – Brandon

- Bob Hagar request for railroad ties to be installed along Dunes Rd to help drainage – Approved
- Larry Sipe request for reworking deck and screen porch – Approved
- Kris Holdenrid request for new covered deck and screen porch (139 Candlewood) – Approve
- Vacant lot at 137 Quail Hollow Rd is littered. Jessica to send letter to owner for clean-up.
- Discussion on Solar installations. Solar installations are to have Board review and approval prior to installation and will be considered on a case by case basis.

Financial Report – Matt

- Review of January financials from Jeff. Large number of outstanding dues yet to be received.
- Matt presented first draft of 2023 Budget. Matt asked for item updates as soon as possible.
- The 2023 Budget will require use of some reserves. Increases are noted in several categories.
- The Board will propose some type of dues increase for 2024. Attorney to assist with Bylaw wording.
- A new Proxy will be sent out once the Annual Meeting Agenda is finalized.
- Change from the current March to February Fiscal Year to a Calendar Year is one item to be presented at annual meeting.
- Nominating Committee – Jason, Matt, Jessica
- Audit Committee – Jason to coordinate with Nancy Quinn, Barbara Tackett, Virginia Tuminello.
- Discussed the need for new Board Members. We need three new members with 3-year terms and one to fill an unexpired term.

Next Board Meeting – Monday March 6th. A reminder of the March 13 Annual Meeting will be sent following the meeting along with the agenda, proxy and zoom instructions.

Motion to adjourn by Rick was passed.

Submitted by Bill Christian

Addendum

The Restrictions Task Force met prior to the Board meeting to work out issues of soliciting feedback on the proposed changes. Issues were resolved and the Survey was broadcast to the HOA on 2/13/23. This information will be reviewed as soon as available for discussion and proposals at the Annual Meeting.