

**Meeting Minutes**  
**Woodbridge Association, Inc. (Kings Mountain, NC)**  
**Monday, April 3, 2023**

Board members in Attendance: Bill Christian, Brandon Larsen; Jacquie Rochford (remote); Jason Burrows; Jenifer McCachren; Jessica Newbold; Jim Riggs; Rick Fancher

Residents and others in attendance: Bob Booth; Tina Richardson; Jim Longbond; Maureen Shapton; Donyell McCluney

1. Meeting called to order 6:33 pm by Bill.
2. Member concerns shared with Board over rules and regulations.
  - a. Afterward Board agreed further investigation needed.
  - b. Bill to responded to parties to acknowledge their concerns.
3. Assignments of Board:
  - a. President - Bill Christian
  - b. Vice President - Jessica Newbold
  - c. Treasurer - Jason Burrows
  - d. Secretary - Jim Riggs
  - e. Environmental - Brandon Larsen, Jacquie Rochford
  - f. Maintenance - Rick Fancher
  - g. Hospitality - Jennifer McCachren, Jessica Newbold
4. Continuance of Revised Proposals-Subcommittee: Bill, Jim
5. Review of previous minutes, in conjunction with Annual Meeting, March 6th, 2023.
  - a. Update of environmental issues. Update of locations.
    - i. Review of hearing requirements.
    - ii. Notify owner of record for violations.
      1. 137 Dunes – Inoperable vehicles:
  - b. Motion to approve previous meeting minutes with corrections by Jason and seconded by Brandon, all approved, motion passes.
6. Task force update: Revision of Proposals
  - a. Met with attorney-Bill, Jason
    - i. To review content
    - ii. Methods for adoption
    - iii. Develop finalized version for membership voting
  - b. Communicate to membership:
    - i. Open house/Ice cream social concept
    - ii. Zoom call
7. Committee Reports:
  - a. Financial given by Jason.
    - i. Payments via email only

- ii. Address delinquent dues
  - iii. Short year. Agreed to fiscal year at last Members Meeting.
- 8. Maintenance given by Bill
  - a. All lighting is functional at all entrances.
  - b. Missing street sign replacement. Ordered from the county.
- 9. Environmental
  - a. 129 Dunes Dr. approved for deck.
  - b. 115 Starmount Dr. approved for current revisions.
  - c. 115 Harbor Town Dr. dogs running loose. Send notice.
  - d. 137 Dunes Dr. cars inoperative. Send notice of hearing
  - e. 104 Quail Hollow Dr. Excessive lights. No action.
  - f. 135 Dunes Dr. Parking in backyard and driving on golf cart path. Send notice of hearing.
- 10. Hospitality
  - a. Chimp Mail access. Need to update.
  - b. Concern for new residents unaware of HOA requirements.
  - c. Continue \$15 Lowes gift card to new residents.
    - i. Jason to ask Jeff how he knows a transaction has occurred/how to know when new residents move in.
- 11. Previous Business:
  - a. Concerns at last meeting for increase in dues; make the case for the increase.
    - i. Project for the increase
    - ii. Increase equity in the bank
- 12. New Business:
  - a. None.
- 13. Motion to adjourn by Bill. Seconded by Jason, all approved, motion passed.
- 14. Adjourned at 8:47 pm.

The next board meeting will be on Monday May 1<sup>st</sup>, 2023, at Advent Lutheran Church  
230 Oak Grove Kings Mountain, NC 28086.