

**Meeting Minutes**  
**Woodbridge Association, Inc. (Kings Mountain, NC)**  
**Monday, May 1, 2023**

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

1. Meeting called to order 6:30 pm by Bill.
2. Review of previous minutes, Board Meeting, April 3, 2023.
  - a. Update on environmental issues. Update of locations.
    - i. 115 Harbor Town Dr.
  - b. Motion to approve previous meeting minutes with corrections by Jacquie and seconded by Jason, all approved, motion passes.
3. Task force update: Revision of Proposals
  - a. Not meeting this month
  - b. Meeting, Bill and John Russell, Attorney in Gastonia, selected for use:
    - i. To review content and application
    - ii. Inclusion with HOA legal content from NC Legislature Planned Community Act
    - iii. Alignment of imposing of fines
4. Committee Reports:
  - a. Financial given by Jason.
    - i. Review of reports for Jan-Apr 2023
    - ii. Re-investment of CD and MM funds into CD
      1. Motion to approve re-investment by Jim; seconded by Jason; all approved, motion passes
    - iii. A/R: Aging Summary
      1. Impact of mowing on 1–30-day debts
      2. Notification letter for debt of \$200 and 90-day outstanding less mowing (item 1).
      3. Missed dues letter of notification sent by Jeff per schedule.
  - b. Maintenance given by Bill.
    - i. All lighting is functional at all entrances completed.
    - ii. Missing street sign replacements completed.
    - iii. Sign lighting is not working on Oakmont Drive.
    - iv. Payment of electrical repair Brandon, Jason
    - v. Mowing started for season.
      1. Adjustment for reduced lots.
  - c. Environmental given by Brandon.
    - i. 115 Harbor Town Dr. dogs running loose. Sent notice.
    - ii. 137 Dunes Dr. cars inoperative. Sent notice of hearing
    - iii. 104 Quail Hollow Dr. Excessive lights. No action.

- iv. 135 Dunes Dr. Parking in backyard and driving on golf cart path. Sent notice of hearing.
  - v. 110 Harbor Town Dr. requesting black chain link fence for dog control. Requested denied by Board.
  - vi. 110 North Oakwood Dr requesting gravel drive with options for fencing etc. Additional information required.
  - vii. 137 Oakwood Dr deck expansion. Approved.
  - viii. 1025 New Camp Creek new build with 2000 ft2 min. Pending permit information.
- d. Hospitality given by Jennifer, Jessica:
- i. Chimp Mail access. Transfer to another PC (contact Debbie Green)
  - ii. Concern for new residents unaware of HOA requirements.
  - iii. New homeowners:
    - 1. Quail Hollow (2)
    - 2. 107 Canterbury Dr.
    - 3. 133 Muirfield
5. Previous Business:
- a. No additional items.
6. New Business:
- a. Alignment of Board to assignments with @woodbridge.com emails.
    - i. Forward to Board internal only for consideration.
7. Motion to adjourn by jim. Seconded by Jason, all approved, motion passed.
8. Adjourned at 8:32 pm.

The next board meeting will be on Monday, June 5, 2003, at 6:30 pm at Advent Lutheran Church 230 Oak Grove Kings Mountain, NC 28086.

NOTE: next board meeting was revised to Monday, June 19, 2003 at 6:30 pm.