



## Board Meeting Minutes

Woodbridge Association, Inc.

Kings Mountain, NC

September 12, 2023

Board members in attendance: Brandon Larson, Bill Christian, Rick Fancher, Jessica Newbold, Jacquie Rockford, Jennifer McCachren.

Absent: Jim Riggs, Jason Burrows.

Acknowledgement: Jessica Newbold, meeting notes

Visitors: None

Agenda:

1. Meeting call to order 6:34 pm by Bill
2. Note: Review of Previous Board Meeting Minutes was reviewed and approved prior to the meeting per procedure.
3. Committee Reports:
  - a. Finance - Bill
    - i. Reports review
    - ii. Legal and lighting repairs will put us over budget. Hospitality budget reductions will support the situation.
    - iii. Transfer of funds to higher interest rates CD.
      1. Action: Update status of re-investment at next meeting – Jason, Bill
  - b. Maintenance – Rick, Bill
    - i. Main Light needs to be re-bored under road for repair.
      1. Obtain quote. Estimate of \$3,500. – Rick, Bill – DONE
      2. Need Board approval to proceed. - Bill
    - ii. West Light has been vandalized. Both lights are missing.
      1. Submit police report. Contact Sheriff's Department – Bill.
    - iii. 111 Candlewood Drive tree fell.
      1. Claim filed. Adjuster has denied.
    - iv. 137 Quail Hollow culvert is sinking.
      1. Repairs underway.
    - v. Lawn Maintenance is done for mowing for the year. They will vacuum up needles after leaves have fallen.
  - c. Environmental – Brandon, Jacquie
    - i. 104 Preston Trail, request approved.

- ii. 131 Harbor town, pending.
- iii. 128 Quail Hollow, a new fence has appeared. Looks to be in specification but needs submittal for approval.
- iv. 135 Dunes, no improvement with lawn condition, debris, auto parking in yard.
  - 1. Draft a letter to the HOA member for submittal – Jim and Jessica
- v. 137 Dunes, improvements with lawn trimmed, autos in driveway.
- d. Hospitality – Jennifer, Jessica
  - i. Autumn Newsletter topics include burning leaves, speeding, dog control, and HOA not sponsored yard sale (October 14). Draft underway - Bill
- e. Community Concerns – Bill
  - i. Candlewood Dr. and Starmount Dr. issues have been addressed.
- 4. Old Business
  - a. By-Laws and Restriction Proposals Committee Status
    - i. Schedule updates
- 5. Adjournment
  - a. Motion to adjourn: Brandon; seconded: Rick; voted to approve.
  - b. Meeting adjourned at 7:45 pm

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