



Board of Directors Meeting Minutes
Woodbridge Association, Inc.
Kings Mountain, NC
January 9, 2024

Board members in attendance: Bill Christian, Rick Fancher, Jessica Newbold, Jacquie Rockford, Jason Burrows, Jim Riggs, Jennifer McCachren

Absent: Brandon Larson

Visitors: None

Agenda:

1. Meeting call to order 6:34 pm by Bill.
2. Review of Previous November Board Meeting Minutes (approved and posted). No December Meeting.
3. Committee Reports:
 - a. Finance - Jason
 - i. Financial Report delayed.
 1. Align budget to end-of-year, actual/budget, 2024 budget. - Bill
 - ii. Investment of funds for value growth. - Jason
 1. Two Certificates of Deposit established with MM and checking. - Jason
 - a. Inclusion with Financial Report needed. - Jason
 - b. Maintenance – Rick
 - i. Lighting issues at Woodbridge signs.
 1. Partial repairs completed.
 2. Electrical estimates to complete repairs pending.
 - ii. Landscape requested quotes for 2024.
 1. Inclusion of islands entrance maintenance.
 - c. Environmental – Brandon, Jacquie
 - i. No new issues.
 - d. Hospitality – Jennifer, Jessica
 - i. Storage moved to a smaller unit at discounted cost of \$570 per year.
 - ii. Evaluate records archiving requirements.
 - iii. Neighborhood seasonal signage recognized for positive community impact.
4. Community Concerns – Bill
 - a. Speeding in neighborhoods.
 - b. Recent clearing of roadside right-of-way. NCDOT mandated.

- 5. Old Business
 - a. Update of By-Laws and Restrictions
 - i. Final draft documents from HOA Attorney forwarded to Board for preview.
 - ii. Discussions with membership using website, open house, and neighborhood canvassing formats.
 - iii. Packet of information required with existing and edited content.
- 6. New Business
 - a. Follow-up BOD Meetings for Financials and By-Laws and Restrictions Update.
 - i. Jan 15th Agenda:
 - 1. Documents review.
 - 2. Determine information broadcast formats.
 - 3. Define plan reach-out to membership.
 - ii. Jan 22nd
 - iii. Jan 29th
 - b. Notice of Membership Meeting, March 11 (per By-Laws). Location TBD.
- 7. Adjournment
 - a. Adjourn meeting. Motion, Jason. Second, Rick. Approved by Board.
 - b. Meeting adjourned at 8:01 pm