



**Board of Directors Meeting Minutes**  
**Woodbridge Association, Inc.**  
**Kings Mountain, NC**  
**February 12, 2024**

Board members in attendance: Bill Christian, Rick Fancher, Jacquie Rockford, Jason Burrows, Jim Riggs, Brandon Larson

Absent: Jennifer McCachren, Jessica Newbold

Visitors:

**Note: Annual HOA Meeting, 7pm on March 11, 2024, at Club Woodbridge**

Agenda:

1. The Meeting was called to order 7:10 pm by Bill.
2. Review of Previous January Board Meeting Minutes (approved and posted).
3. Committee Reports:
  - a. Finance – Jason, Bill
    - i. Financial Report due.
    - ii. Current budget items above budget include attorney fees, repairs.
    - iii. Projected 2024 budget impact items include continued attorney fees, electrical repairs to signage.
    - iv. Annual summary and trend to be reviewed at Annual Meeting in March.
    - v. Audit Committee Review in February
  - b. Maintenance – Rick
    - i. Lighting issues at Woodbridge signs.
      1. Partial repairs completed.
      2. Remaining repairs at Main Entrance and Oakwood Dr.
      3. Total cost \$1500.
    - ii. Landscape requested quotes for 2024.
      1. Same price as 2023. No increase.
      2. Open lots to mow reduced with development.
      3. Update lot owners.
  - c. Environmental – Brandon, Jacquie
    - i. No issues to report.
    - ii. 114 Three Oaks Ln. – request for gravel. Contacted NCDOT for possible road adoption.
    - iii. 115 Starmount Dr. – setbacks for new building plan. Approved.
  - d. Hospitality – Jennifer, Jessica
    - i. No issues to report.
4. Community Concerns – Bill
  - a. Speeding in neighborhoods.

- b. Speed monitors removed for other assignments in the county. Observed speed reductions noted.
    - i. Provide thank-you message to Cleveland County Sheriff's Department – Bill.
- 5. Old Business
  - a. Nothing to report.
- 6. New Business
  - a. Annual HOA Members Meeting, March 11, 2024, at Club Woodbridge.
    - i. Fee for site use \$190.
    - ii. ZOOM capability for meeting attendance.
      - 1. Notify Secretary for access.
    - iii. Election of new Board members.
      - 1. Need to expand to other neighborhood areas.
    - iv. Review of Financials.
    - v. Introducing Amendments to Bylaws and Restrictions.
- 7. Adjournment
  - a. Adjourn meeting. Motion, Brandon. Second, Jason. Approved by Board.
  - b. The meeting was adjourned at 7:52 pm.