

MEETING MINUTES
Woodbridge Property Owners Association, Inc.

February 8, 2021

Board Members Present: Guy Smith, Nancy Quinn, Ronnie Arant, Matt Triplett, Debbie Greene

Absent: Lynn Dean, Steven Ray, Nell Lee LaBarge

Homeowner in attendance: Bryan Baker

Call to Order by Guy Smith.

Bryan Baker was present to reiterate the type of proposed fencing to be used at another property he is purchasing in Woodbridge.

Committee Reports:

Financial Reports:

- Financial reports were tabled until next month due to the absence of our Treasurer, Lynn Dean.
- The Audit Committee plans to meet this month and will report their findings at the Annual Meeting next month.
- The board reviewed the Budget for the fiscal year 2021-22. The new budget will be presented at the Annual Meeting next month.

Environmental:

- New construction house plans were presented and approved for Lot #666 102 Dunes Drive.
- New construction building plans were presented and approved for Lot #455 1113 Stony Point Rd.
- Ronnie Arant will reach out to homeowners at 121 Harbourtown Drive as it appears some new construction has started without Board approval.
- Campers have now been removed from their properties at 147 Lakewood Drive and 130 Dunes Drive.
- On 01/21/2021 The “Concerned Camper Homeowners Group’s” Attorney Russell reached out to the Association’s new Attorney, Chris Gelwicks. Gelwicks responded to the board on 01/26/2021.

- Gelwicks stated that even though our restrictions say that a group must reach 50% plus one to approve an amendment, the NC Planned Community Act specifically says you must reach 67%. And this would trump our HOA restrictions.
- Gelwicks is going to report back to Attorney Russell to let the “Concerned Homeowners” know that they have not reached this number and that this issue is dead for the time being. He is also letting them know that if they want to pursue another attempt they can.
- Gelwicks validated that we as a board have the right to verify and validate the votes to our satisfaction, since the Board is the group that will sign the amendment and record it.
- Gelwicks will let us know when he hears back from their Attorney Russell.
- The Association’s Attorney Gelwicks responded to the Board regarding dog issues and a request from an owner that the Board take some sort of action.
 - At this point, after consultation with counsel, the Board will take no action as the covenants do not provide us with the power to do so.

Maintenance:

- Per Duke Energy, the power is on at the new sign at the corner of Stony Point Rd and New Camp Creek Church Road. However the breaker box and meter were damaged beyond repair and will need to be replaced.
 - Matt Triplett received a quote to repair for \$2,800.00. It was decided that this issue will be presented to the quorum at the Annual Meeting.
 - The Fence at the same sign is in much need of repair or replacement. It was decided that this issue will be presented to the quorum at the Annual Meeting.
 - A homeowner requested that the Association place “No Solicitation” signs at the entrances. It was decided that this issue will be presented to the quorum at the Annual Meeting.

Hospitality:

- Nothing to report at this time.

News Business:

- Annual Meeting Notice is planned to go out not more than 50 days and no less than 10 days before the Annual Meeting to be held on Monday, March 8 at 7 PM.
- An association wide email was sent out on 01/08/2021 requesting volunteers to join the Board, however no one has responded.
- The Board was unable to get a 5 member Nominating Committee to volunteer to nominate (3) directors for a three year term, therefore there will be no new homeowners to present to the Association at the Annual Meeting.

Meeting adjourned.

Next monthly board meeting will be Monday 03/01/2021 at 6 PM.

Annual Meeting will be Monday 03/08/2021 at 7 PM.