



WOODBIDGE
KINGS MOUNTAIN, NC

Board of Directors Meeting Minutes
Woodbridge Association, Inc.
Kings Mountain, NC
May 14, 2024

Board members in attendance: Bill Christian, Rick Fancher, Jim Riggs, Brandon Larson, Jennifer McCachren, Ed White, Craig Allen, Don Holdenrid.

Absent: Jacquie Rockford

Sub-Committee Chair: Jason Burrows

Visitors: Maureen Longbon

Meeting Format: Board of Directors Meetings are held the second Tuesday of each month.

Next BOD Meeting is Tuesday, June 11 at 6:30 pm.

Agenda:

1. The meeting was called to order 6:31 pm by Bill.
2. Review of Previous April Board Meeting Minutes. Approved prior to meeting.
3. Committee Reports:
 - a. **Finance** – Rick, Bill
 - i. Monthly reports received.
 - ii. Fiscal year aligns to calendar year.
 - iii. Membership, mowing, miscellaneous due income.
 - iv. No outstanding expenses.
 1. Arrears for mowing. Total of 16 lots serviced, decrease from last year.
 2. Members exceeding limits for payment annual dues to receive notification.
 - v. Signature updates for access at Ozark. Contacted for updates.
 - b. **Maintenance** – Don, Rick
 - i. Mowing services.
 1. Clarification of lots in review.
 2. Must align to Restrictions.
 - ii. Survey of Woodbridge.
 - iii. Signage types
 1. Need to update Canterbury and Dunes notifying large trucks for limited travel.
 - a. Combine truck size and no turn-around to one sign.
 - i. Provide proposal to Board for approval.
 - iv. Cul du sac damage.
 1. Three locations to repair/replace.
 2. Option to re-design options for modification.
 - a. Continue to evaluate options – Don.
 - i. Contact NCDOT for additional information.

3. 126 Quail Hollow Dr. – Sinkhole. Notified NCDOT.
4. Muirfield Dr. – Needs weed/grass control.
- c. **Environmental** – Craig, Brandon
 - i. 113 Oakwood – previous issues (foundation, heated space) resolved.
 - ii. 117 Oakwood – weeds, overgrown.
 - iii. 127 Preston – weeds, overgrown.
 - iv. 109 Muirfield – weeds, overgrown.
 - v. 121 Dunes – weeds, overgrown.
 - vi. 124 Dunes – weeds, overgrown.
 - vii. 135 Dunes – weeds, overgrown.
 - viii. 137 Dunes – weeds, overgrown.
 - ix. 125 Muirfield – Design option. Review based on general photos to BOD. Declined.
- d. **Hospitality** – Jennifer, Jacquie
4. Sub-Committee Reports:
 - a. **Bylaws & Restrictions** – Jason
 - i. Response is low with less than 10% received to date.
 - ii. Next steps:
 1. Sub-committee meeting required. May 20 at 6 pm at Advent Church.
 2. Focus on neighborhoods with canvassing.
5. Community Concerns
 - a. None.
6. Old Business
 - a. None.
7. New Business
 - a. New BOD Vice-President – Ed White. Motion, Brandon. Second, Rick. Approved by Board.
 - b. Spring-Summer Newsletter next month.
 - i. Animal control.
 - ii. Mowing for weed control.
 - iii. Voting for Bylaws & Restrictions.
 - iv. Notice of Hearing (Candlewood, Starmount). May 23 at 630 pm. Parties notified.
 - c. Letters of Notice. Email application. Review process.
8. Adjournment
 - a. Adjourn meeting. Motion, Ed. Second, Jim. Approved by Board.
 - b. The meeting was adjourned at 7:18 pm.

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