

Woodbridge Association Board Meeting Agenda

Advent Lutheran Church
Kings Mountain, NC 280867
October 20, 2026

Meeting called to order at 6:33 pm by Don

Guests:

Attendance:

X Don Holdenrid

X Jason Burrows

O Chris Gainey

X Ashton Pack

X Tacy Dickerson

O Ed White

(X attending, O absent, R attending remote)

Approval of Minutes of previous Board Meeting:

- Meeting notes archived at: <https://www.woodbridgekm.com/minutes.html>

Next meeting: 11/17//26 6:30 pm at Advent Lutheran Church

General Discussion:

- We will need people to volunteer to serve on the HOA Board next year as 2 members have served their terms.
- Would like have cook-out combined with annual meeting 2027

Committee Reports:

Financial-Jason

Reviewed accounting financials from accountant for September 2026.

Maintenance-Don

- Mowing program for 14 lots. Continue as is.

Environmental-Ed

- Continue to crackdown on violations-construction sites, chicken coops, cars parked on lawns
- Concerns about suspicious vehicle traffic in the neighborhoods and some thefts have happened at some homes. Please stay aware.

Hospitality-Ashton

- Community wide yard sale was held 10/17. Low participation this year despite advertising.
- Lawn awards were done 10/20/26

New Business:

- Discussed if AirBNB and VRBO rentals are a violation of HOA/county restrictions. There are no restrictions in bylaws.
- 123 Dunes has sent in permit for camper but no other violations have been addressed. Once violations have been cleared, the board will review the permit for camper
- Fences must be approved by board on case by case basis
- Tacy to contact DOT regarding being placed on the DOT list for the cul-de-sac removal to help with safety/access for emergency vehicles etc on the state maintained roads.

Requests for Approval:

None

Complaints:

- 153 fence around garden in front yard. HOA Board has not approved the fence.

Old Business:

- 108 Pebble Beach-multiple cars parked in yard continuously, dogs running loose. No update
- 108 Starmount-multiple cars parked in yard continuously
- 157 Harbortown-lot had been abandoned and exceeds regulations-lot has been cleared.
- 117 Oakwood lot may have been taken by tax department. Need confirmation regarding this
- 141 Quail Hollow-privacy fence. Fence was not approved by HOA Board
- 123 Dunes no change to violations and no response to violation letter. Vehicles parked on lawn, camper parked on lawn, box trailer parked on lawn, utility trailer filled with garbage, tarp wrapped items on driveway.
- Preston Trail curb repair should be done soon

Meeting adjourned at 7:30 pm with motion by Tacy and second by Ashton . Board approved 4-0

