



Woodbridge Association Board Meeting Agenda
Advent Lutheran Church, Kings Mountain, NC
April 21, 2026

Meeting called to order 6:30 pm - Don Holdenrid

Guests: None

Attendance:

X Don Holdenrid

X Jason Burrows

O Chris Gainey

X Ashton Pack

X Tacy Dickerson

X Ed White

(X attending, O absent, R attending remote)

Approval of Minutes of previous Board Meeting: Motion – Don. Second – Tacy. Approved – 5-0 Board.

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

Next meeting: 5/19/26 6:30 pm

General Discussion:

-Noted that Brandon Larsen is not available to serve on HOA Board at this time Ed White will be Environmental contact

-Noted that Richard Fancher is no longer an active member of the HOA Board and should be removed from financial accounts and Don Holdenrid should be added to financial accounts as President of HOA and that Jeff Weathers and Jason Burrows will remain on financial accounts at this time. A motion was made to accept these changes by Don and a second was given by Tacy. Board approved 5-0.

Committee Reports

Financial – Jason, Ed

Financial Reports archived at: <https://www.woodbridgekm.com/financialreport.html>

- Review of Income and Expenses.
- Noted that Attorney will be contacted to send letters to three owners with outstanding balances

- 12/19/25 CD was confirmed rolled over
- CD maturing in April is in process of being reset. Jason and Jeff to sign documentation to finalize
- Mowing invoices have been sent
- Jason has contacted bank regarding debit card for HOA. Once Jeff has signed for and receives card, Jason will pick-up

Maintenance – Ed, Don

- Mowing list was reviewed. Hard copy sent to Ed. Don to e-file
- A contract is being drawn up for common area maintenance by Pinnacle Lawn and will submit to board for approval
- Discussed that NC DOT will come and remove islands on state maintained road/cul-de-sac areas of the neighborhoods. This will aid in clearance issues, maintenance issues and code issues. Board will send notice to homeowners this impacts. Timeline to be determined by NC DOT. Notices will be placed in letter with ballots for detached garages/dues increase and annual meeting
- 904 New Camp Creek Road. Ed to send violation letter.

Environmental – Ed

- Box Trailer at 117 Preston Drive-no discussion

Hospitality - Ashton

- Mailchimp cost increase to \$20 per month was discussed and Jason will contact bank regarding credit/debit card for HOA needed for payment. HOA at present cannot send emails to all home owners due to limits on current Mailchimp account. Board agreed that credit/debit card should have name of President and Treasurer.
- Discussed community blood drive. Organization has been contacted and we are waiting on response
- Rescheduling annual meeting was discussed with possible cook-out/meeting combination. Don will check with Woodbridge to determine if their site would be viable. Another option would be a park. Hopefully this can be scheduled for June.

New Business

Request for Approvals:

- 124 Harbortown house approved. Ed to contact Travis Motion by Jason 2nd by Ed

Other:

- Board member emails were discussed for website. Will continue as is.
 - New budget to be created to be presented at next annual board meeting.
 - \$1200 was approved to mail letters to all homeowners regarding information below. Ashton made the motion and Jason gave 2nd, Board approved 5-0.
- This will include a letter explaining the purpose and a return envelope with postage. This letter will be finalized and discussed for approval at the next board meeting. Will be mailed after approval.
- Information to be included: Ballot for dues increase, Ballot for storage buildings, updated contact information, newsletter with parking and speeding reminders and a notice to homeowners that would be impacted by NC State maintained cul-de-sacs island removal.

Complaints:

- 115 Harbortown has white fence. Don has email contact and Ed will contact owner regarding HOA By-Laws requirements and restrictions
- 156 Harbortown fence in front yard-Ed will investigate and determine if letter needs to be sent
- 157 Harbortown lot cleared but no construction after a year. Mud and debris from run-off is continually in street-Ed will investigate to determine when construction started and if letter is to be sent
- Homeowner complaint regarding mulch not being completed in cul-de-sacs and entrances. Eddie at Pinnacle Lawn states all areas mulched between October and January. Ed to verify.
- 155 Harbortown verbally requested garage addition to property. Notices have been sent to homeowner that request for approval needs to be in written form. No response to notices.
- Privacy fence between 141 and 143 Quail Hollow has been erected -letter needs to be sent to both homeowners

Old Business

- Approval for pool at 102 Candlewood was approved previously and relayed to Travis Repmon
- Approval of pool at Oakwood was done previously

Meeting adjourned at 7:30pm. Motion-Ed, Second - Jason. Board- Approved 5-0.