

Woodbridge Association Board Meeting Agenda

Advent Lutheran Church
Kings Mountain, NC 280867
August 17, 2026

Meeting called to order by Jason 6:35 pm seconded by Ashton

Guests: Todd Huffstetler, Ben and Dawn Ingle, Bill Mead

Attendance:

X Don Holdenrid

X Jason Burrows

X Chris Gainey

X Ashton Pack

X Tacy Dickerson

X Ed White

(X attending, O absent, R attending remote)

Minutes of previous Board Meeting:

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

Next meeting: 9/15//26 6:30 pm at Advent Lutheran Church

General Discussion:

- 200+ Ballots collected for 1-Dues increase and 2-Approval of out buildings.
- Ballots opened/tallied/validated tonight. Results will be sent out via post and email blast.
- Ballots will not be counted if dues are delinquent

Committee Reports:

Financial-Jason

Review of financials from 7/31

Have \$3000 surplus at this moment.

If dues increase fails we have to find a way to cut costs.

- removing cul-de-sacs on state maintained roads (we spend \$5500/yr to maintain and DOT will remove over a period of 18 months)
- if not removing, then have neighbors around cul-de-sac areas maintain
- collect on AR
- tapping into reserves can only happen at certain times when CD's are scheduled for pay out, rollover etc

Maintenance-Ed/Don

Environmental-Ed

- Crackdown of other violations-chicken coops, construction sites etc
- Cars parked on street and in yards

Hospitality-Ashton

- Blood Drive- successful 20 of 21 donors. Blood drive personnel would like for us to have 3 per year (not summer unless we use their mobile unit)
- Ideas for future activities:

Club Woodbridge may help with Halloween or Christmas parties for kids.

- Seasonal yard awards will resume in Fall and Winter

- Fall cookout possibility if funds are available

-Neighborhood/Community yard sale-Tentative date is 10/17/26 and will be advertised in Shelby Shopper.

- Newsletter is sent periodically

New Business:

Requests for Approval:

- Pool at 108 N Oakwood has been approved. Out building not approved, new plans for Pergola being sent. Discussed with owners at meeting plans for out building definition and its a gazebo with outdoor kitchen with shingled roof. They have plans for covered outdoor kitchen vs pergola that's open on all sides. Their neighbors are in agreement with the pergola. Outbuilding is defined as detached from house. There are currently gazebos etc that have been previously built and approved (grandfathered in) Board will vote and let them know. Pergola option is approved by HOA board. Covered outdoor kitchen was voted on: 4 votes to approve 2 not approved

-House at 110 Cypress approved. Travis sent house plans today for lot only 30 feet from road. Easement needs to be checked. HOA says setback is 30 feet from road/right of way Approved motion by Ed and second by Jason

-Bill Mead would like to be on board

-Todd Huffstetler would like to be on board.

Ballots:

We did not have the 51% of votes needed for majority for either raising dues or allowing detached out buildings. Discussed need to continue open voting for those that have not returned their votes in order to have majority one way or another.

Other:

-Cul-de-Sac removal by NCDOT: We have list of affected addresses on the state roads. Requires an encroachment agreement with HOA to perform work per Don's discussion with NCDOT .Don will contact them to start process to get rid of cul-de-sacs

Complaints/Violations:

-123 Dunes-camper, car and box trailer parked on lawn. Large amount of material wrapped with tarp and placed on driveway

-102 Starmount-house is for sale and lawn exceeds regulation. 2nd notification

-103 Starmount-work van parked in yard (has since been removed)

-106 Oakwood-RV parked in adjoining lot on lawn for 4 weeks Has since been moved to driveway

-108 Pebble Beach-multiple cars parked in yard continuously, dogs running loose (no update)

-152 fence around garden (chicken wire) to keep deer out. Neighbor does not like garden out front but if fence was different it might be appropriate in his eyes

-124 Harbortown construction starting before 7 am but there are no HOA guidelines regarding construction time (JBC Builders) and county should be called regarding constraints. Don will call them once he sees regulations

-Harbortown road paving has cracked due to construction and landscape trucks

Old Business:

-157 Harbortown-lot has been abandoned since clearing over a year ago and exceeds regulations. Neighbor is still upset about the lot and wants lot cleaned up. It appears to be in violation and will give them 30 days to clean

-112 Pine Lake-camper in driveway. No permit submitted. Don will check.

-Preston Trail planter/curb-replacement should be completed this week, Was delayed due to contractor injury. Neighbor was not happy with how it was being constructed-appears to be larger than original structure. For future reference, if someone sees something being damaged, please try to get name of company so that they can be contacted for repairs.

Meeting adjourned at 8:34pm with motion by Jason and second by Ashton .Board approved

