



Woodbridge Association Board Meeting Agenda
Advent Lutheran Church, Kings Mountain, NC
December 2025

Meeting called order 6:30 pm - Alex

Guests: Todd Huftstetler, Kevin Pack

Attendance:

X Alex

X Jason

X Chris

X Ashton

X Tacy

X Don

X Karen

R Ed

X Jim

(X attending, O absent, R attending remote)

Approval of Minutes of previous Board Meeting: Motion – Chris. Second – Alex. Approved – Board,
Next meeting: February 17, at 6:30 pm.

Committee Reports

Financial – Jason, Chris

- Refer to Financial Reports archived at: <https://www.woodbridgekm.com/financialreport.html>
- Review of Income and Expenses through November 30, 2025.
- Upcoming reinvestment of CD due to maturation.
- Review of accounts receivable defined those in arrears for non-payment of membership fees.
 - Go forward with legal approach to recover delinquent fees. Motion: Tacy, Second: Jim, Approval: Board.
- Need to provide monthly financial reporting on the Woodbridge website.
 - Add Balance Sheet and Monthly Income Statement to Woodbridge website. Motion: Alex, Second: Chris. Approval: Board.

Maintenance – Tacy, Don

- Mulching in common areas.
- Lot mowing status with 14 lots serviced.
 - Update program for 2026 and present to Board.

Environmental – Karen, Ed

- Request for continuance of home's roof over deck at 105 Muirfield. Approved.

Hospitality - Ashton

- Holiday wreaths installed.
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- Winter yard awards were posted.
- Completed review and confirmation of membership listing.
- Facebook site at Woodbridge KM HOA.

New Business

- Concern about possible construction damaging roads. Reviewed by Maintenance.
- Focus meeting of Board on January 29th at 6:30 pm to determine tasks to communicate changes in HOA membership fees and prescribed storage buildings.

Old Business

- Cul de sacs in Woodbridge are deteriorating with no budget for repair. Removal and pave-over is available from the NCDOT for state-maintained roads at no cost. Removal improves vehicle access and reduces landscaping costs.
 - Identify and designate Cul de sac locations for removal. Notify members adjacent to the Cul de sacs. Submit proposal to the NCDOT. Jim and Don will lead this project. Motion: Jason. Second: Tacy. Board: Approval.

Meeting adjourned at 8:15 pm. Motion-Jason, Second - Ashton. Board- Approved.
