



Board of Directors Meeting Minutes
Woodbridge Association, Inc.
Kings Mountain, NC
January 14, 2025

Board members in attendance (X):

X	Bill Christian
X	Brandon Larson
X	Rick Fancher
	Don Holdenrid
X	Ed White
X	Jennifer McCachren
X	Jim Riggs
X	Alex Lowe

Visitors: None

Meeting Format:

BOD Meetings are typically held on the second Tuesday of each month.

Next BOD Meeting is February 11, 2025.

Agenda:

1. The meeting was called to order at 6:32 pm by Bill.
2. Review of previous, approved November Board Meeting Minutes.
3. Committee Reports:
 - a. **Finance** – Rick, Bill
 - i. Review of Income and Expenses through December.
 - ii. Re. monthly reports from J. Weathers.
 1. Balance sheet is breakeven for Assets and Liabilities.
 - iii. Annual HOA member fees are due Jan 31.
 - iv. Continue review of ownership late dues payment.
 1. Proceed to approach late payment members with:
 - a. All applicable fees in full due Jan 31.
 - b. BOD will reach to past due members by Mar 15.
 - c. BOD to provide notice to members in arrears (continued past due), Apr 15.
 - b. **Maintenance** – Ed, Rick
 - i. Update on status for mowing lots.
 1. Letter for service due Feb 28.
 2. Entrance mulch application completed.

3. Large Truck restriction signs are faded and need replacement on Dune Dr. and Canterbury Dr.
 - a. Replace signs with a cost of \$609. Motion: Bill. Second: Brandon.
Approved: Board.
 - c. **Environmental** – Brandon
 - i. New home plans and starts:
 1. 135 Harbortown Drive.
 2. 155 Harbortown Drive.
 - d. **Hospitality** – Jennifer
 - i. Neighborhood Blood Drive to be evaluated with inclusion of the area including site location at Woodbridge Golf Course. Date to be determined.
4. Sub-Committee Reports:
 - a. **Bylaws & Restrictions** – Bill, Jim
 - i. Current ballot collections are at 21% of total membership received. 67% required.
 - ii. No new submissions for past 60 days.
5. Community Concerns
 - a. City of KM new lake fees. MLOPA updates.
6. Old Business
 - a. None
7. New Business
 - a. Annual Membership Meeting on March 10, 2025, at 7pm. Location to be defined.
 - i. Meeting Notice required by January 14, 2025. Jennifer to post by Feb 7.
 - ii. Budget posted prior to Meeting. Bill, Ed, Rick to provide.
 - iii. Provision for ZOOM attendance. Jim to align capability prior to the meeting.
 - b.
 - c. Attorney of record change.
 - i. Current attorney re-organization. Need to retain records and files with archive.
 - a. Transfer to John Russel (Mullen, Holland, Cooper). Motion: Brandon.
Second: Bill. Approved: Board.
 - d. HOA membership voting for amendments to Bylaws and Restrictions with low response. Voter response for the last three months is none. Total response for the activity is less than 23% of the 67% requirement.
 - a. Discontinue process. Response does not support any amendment. Report response at Member Meeting. Retain results. Motion: Jim.
Second: Ed. Approved: Board.
8. Adjournment
 - a. Adjourn meeting. Motion, Jim. Second, Brandon. Approved, Board.
 - b. The meeting was adjourned at 7:50 pm.

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