



Board of Directors Meeting Minutes
Woodbridge Association, Inc.
Kings Mountain, NC
February 11, 2025

Board members in attendance (X):

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

Visitors:

None.

Meeting Format:

Meetings are typically on the second Tuesday of each month.

Next BOD Meeting Date, Time and Location TBD following the Annual Membership Meeting on March 10, 2025.

Agenda:

1. The meeting was called to order at 6:33 pm by Bill.
2. Review of previous, approved January Board Meeting Minutes. Posted at <https://www.woodbridgekm.com/minutes.html>.
3. Jenifer McCachren resigned from the Board effective 1/26/2025.
4. Committee Reports:
 - a. **Finance** – Rick, Bill
 - i. Review of Income and Expenses through January, reference monthly reports from J. Weathers.
 - a. Annual HOA member fees were due Jan 31. More members than typical unpaid. Maybe email issue.
 2. Proposal, with reduced costs, for landscaping received by Pinnacle Lawn Care.
 - a. Vacant lot mowing with once per month (six per year) with estimated 19-21 lots.
 - b. Entrance and island maintenance.

- c. Prorated to 10-month agreement for 2025. 3/1/2025 start.
 - d. Motion: Adopt Pinnacle Lawn Care – Ed, Second- Rick, Approval – Board.
 - ii. Increase in accounting services with QBX Accounting.
 - 1. Motion: Increase service by \$25/month – Bill, Second – Ed, Approval – Board.
 - iii. Budget for 2024-2025 to be presented at the March Ownership Meeting including current services provided for maintenance, lighting, and landscaping public areas.
- b. **Maintenance** – Ed, Rick
 - 1. The current cost of lot mowing is \$150~\$300 per year.
 - a. Proposal to increase mowing by 20%. Motion, Don. Second, Jim. Approval, Board.
 - 2. Truck restriction signage (2) to be updated/replaced at:
 - a. Dunes Drive.
 - b. Oakmont Drive.
 - c. Additional locations to be evaluated.
- c. **Environmental** – Brandon
 - i. New home plans and starts includes:
 - 1. 113 Oakwood Drive, privacy fence request rejected due to failure to meet current Restrictions.
 - 2. 141 Quail Hollow Drive, house layout request approval. Additional information requested for exposed surfaces.
 - 3. 139 Harbortown Drive, request for house layout approval. Approved.
 - 4. 106 Lakewood Drive. Camper on property, fail to meet current Restrictions. Fines to be assessed.
 - 5. 103 Valleywood Drive. Camper on property, fail to meet current Restrictions. Fines to be assessed.
 - 6. 129 Oakwood Drive. Camper on property, fail to meet current Restrictions. Fines to be assessed.
 - d. **Hospitality** – Nothing to report.
- 5. Sub-Committee Reports:
 - a. **Nominating Committee**
 - i. Inclusion of BOD for selection criteria.
 - ii. Identify and solicit interested members.
- 6. New Business
 - a. **Annual Membership Meeting at Club Woodbridge on March 10, 2025, at 7pm.**
 - i. See emails and website postings for agenda details.
 - ii. Summary of agenda:
 - 1. Call to Order and Confirmation of Quorum.
 - 2. Approval of 2024 Annual Meeting.
 - 3. Nominations for Board Members.
 - 4. Financial Review.

5. Standing Committee Reports.

7. Adjournment

- a. Adjourn meeting. Motion, Brandon. Second, Bill. Approved, Board.
- b. The meeting was adjourned at 7:50 pm.

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