



## Annual Membership Meeting Minutes

Woodbridge Association, Inc.

Club Woodbridge, Kings Mountain, NC

March 11, 2024

*These minutes are to be approved by the Association at the next Annual Meeting slated for March 10, 2025  
Please inform the Secretary of any changes or corrections proposed.*

### Notes:

- Membership in attendance: total 48 (including 3 via Zoom) with quorum attained.
- Board members in attendance: Bill Christian, Rick Fancher, Jacquie Rockford, Jim Riggs, Brandon Larson
- Prior to the meeting membership sign-ups with updates to contact information were conducted.
- Membership inquiries designated (\*) below.

### Agenda:

1. The meeting was called to order 7:00 pm - Bill.
2. Review of Previous March 2023 Membership Meeting Minutes. Handout provided. No changes.

Motion to approve (Jerry Regan), second (Dusty Haynes). Membership approved.

3. New Board Members nominated:
  - a. Don Holdenrid
  - b. Craig Allen
  - c. Ed White

Motion to approve (Nancy Quinn), second (Jerry Regan). Membership approved.

4. Review of 2023-2024 Financial Report – Bill. Handout provided.
  - a. Highlight on costs incurred including repair of signage and lighting.
  - b. Restructuring of HOA property for tax savings.
  - c. Income impact from less mowing services due to more home development.
  - d. \*Suggested donation to Cleveland County Sheriff's Department in addition to previous donations to volunteer Fire Department and rescue squad.

Motion to approve financial reports (Jerry Regan), second (Don Smith). Membership approved.

5. Maintenance – Rick with summary of services:
  - a. Mowing of lots
  - b. Landscaping of common areas
  - c. Signage and lighting repairs
  - d. NCDOT tasks including erosion control of roads and right of ways
  - e. \*Status of trees designated by NCDOT for removal? Contracted service. No update available.
6. Environmental – Brandon, Jaquie

- a. Summary of support items including new construction and renovations.
  - b. \*What is the status of Preston Trail improvements to roadway? Neighbor petition submitted to NCDOT. Follow-up with NCDOT and share status.
  - c. \*Three Oaks Drive status of dirt/gravel roadway. Follow-up possible options.
  - d. \*Harbortown Drive construction site with dirt drainage escape. Follow up status.
7. Information provided by Cleveland County Sheriff's Department on number and type of calls received from the Woodbridge community. - Bill
8. Proposed amendments to Bylaws and Restrictions – Bill.
- a. Update Bylaws to current needs and alignment with 1999 NC Planned Community Act.
  - b. Restrictions revisions based on HOA-member subcommittee recommendations to the Board.
  - c. Requires 2/3 approval from voting of HOA members.
  - d. Ballots and voter information provided on Woodbridge website at [www.woodbridgekm.com](http://www.woodbridgekm.com); newsletters, and open houses.
  - e. Additional communication planned with neighborhood visits.
9. Meeting adjournment. Motion to approve (Jerry Regan), second (Larry Sipe). Membership approved.

The meeting was adjourned at 8:05 pm.