



## Board of Directors Meeting Minutes

May 20th, 2025, at 6:30 pm

Woodbridge Association, Inc.

Kings Mountain, NC

Advent Lutheran Church

230 Oak Grove Road

Kings Mountain, NC

Board members in attendance (X):

Name	X
Alex Lowe	X
Ashton Pack	X
Chris Gainey	X
Don Holdenrid	X
Ed White	X
Jason Burrows	X
Jim Riggs	X
Karen Tapasto	R
Tacy Dickerson	X

X = Present, R = Remote

Board Meeting Minutes, after approval, are posted at <https://www.woodbridgekm.com/minutes.html>

Visitors: Debbie Green

### Meeting Schedule

- **Board Focus Discussion on Camper Storage: May 27 at 6:30 pm, Advent Lutheran Church.**
- **Next Board Meeting: June 17 at 6:30 pm, Advent Lutheran Church.**

### Agenda:

1. Call to order at 6:31 pm by Alex.
2. Committee Reports:
  - a. **Finance** – Jason, Chris
    - i. Review of Income and Expenses through April 30, 2025
    - ii. Review Receipt for Dues and Expenses
    - iii. Proposal for filing liens on members in arrears
      1. Assemble approaches to members in arrears with attorney and accounting.  
Provide draft to Board for approval and distribution method at next BOD meeting. – Jim, Jason
  - b. **Maintenance** – Tacy, Don

- i. Status of Mowing, updates for the season
    - ii. Reviewed Weed Removal (lawn height) violations per Use and Upkeep, Sect. 5.
      - 1. Motion: Adjust fee for Weed Removal (lawn height) violations to twice the normal maintenance expense, Motion – Tacy. Second – Alex. Approved – Board.
    - iii. Ongoing maintenance projects
      - 1. Damaged fence at the end of New Camp Creek Church Rd. to be removed. Update status at next BOD meeting.
  - c. **Environmental** – Ed, Karen
    - i. New Home Plans:
      - 1. 119 Muirfield Dr., approved.
      - 2. 141 Quail Hollow Dr., approved.
    - ii. Pre-existing storage building at 117 Muirfield. Further discussion at the next BOD meeting.
    - iii. Modification request:
      - 1. Attached storage to residence at 115 Lakewood Dr. Provide details to review at next BOD meeting – Ed, Karen.
    - iv. Campers – 113 Oakwood Dr., Muirfield Dr.
    - v. Lawn condition – Dunes Dr.
    - vi. Status of member notifications for violations.
      - 1. Provide sample to BOD for preview – Jim.
  - d. **Hospitality** – Ashton
    - i. Explore activities and ideas including:
      - 1. Community yard/garage sale.
      - 2. Yard of the Month recognition.
    - ii. Budget limitations.
3. Old Business: None.
4. New Business:
- a. Board members surveyed to determine priorities including: dues and budget needs, status of campers and detached buildings, traffic concerns, and community hospitality.
  - b. Discussion of Camper Storage.
    - i. Reference: Restriction: Use and Upkeep, Section 8: Boat and Trailer Storage.
      - 1. Motion: Allow camper storage at residence. Motion: Jason. Second: Ashton. Not Approved – Board.
      - 2. Additional Board discussion requested. Focus meeting, May 27. See Meeting Schedule.
5. Adjournment
- a. Adjournment. Motion, Alex. Second, Don. Approved, Board.
  - b. Meeting adjourned at 7:48 pm (est.).

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