



# Annual Homeowner's Meeting Minutes

[www.woodbridgekm.com/minutes.html](http://www.woodbridgekm.com/minutes.html)

Woodbridge Association, Inc.

Kings Mountain, NC

March 10, 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

Membership attendance of 43 (including one by proxy) supported annual meeting requirements. No attendance via Google Meeting.

Reference documents provided:

- 2024 Annual Homeowner's Meeting Minutes
- 2024 Financial Summary

## Meeting Agenda:

1. **Call to order** at 7:10 pm by Bill.
2. **Minutes from 2024 Annual Homeowner's Meeting** presented by Bill.
  - a. Reference to document distributed with no issues.
  - b. Motion to approve, Rick. Second, Don. Approval, membership vote with no abstains.
3. **New Board Members**
  - a. Nominated: Karen Tapasto, Chris Grainey, Ashton Pack, Jason Burrows, Tacy Dickerson.
  - b. Proposed members approved, membership with no abstains.
4. **Financial**
  - a. 2024 Financial Summary presented by Rick. Motion to approve, Bill. Second, Jim. Approval, membership with no abstains.
  - b. Overview service report with Jeff Weathers Bookkeeping presented and approved.
5. **Environmental**

- a. Summary of tasks include by Brandon.
  - i. New constructions and renovations.
  - ii. Other items reviewed include fences, access, and landscaping.
  - iii. Additional concerns from membership:
    - 1. Continued water run-off and mud on Harbortown Drive construction sites. Board to follow-up.
    - 2. Road conditions on Three Oaks Drive. This is a private road and not NCDOT maintained.

## 6. Maintenance

- a. Improvements to neighborhoods summarized by Don including:
  - i. Heavy truck damaging roads, curbs, and landscaping with warning and restriction signage updated and installed.
  - ii. Worn street signs replaced or repaired.
  - iii. Additional concerns from membership:
    - 1. The landscape fence at Woodbridge sign located across from Handy Mart, damaged and needs repair. Don to investigate.
    - 2. Update Adopt-a-Roadway status for Woodbridge sponsorship. Board to investigate.

## 7. General Discussion

- a. What is the status of voting to revise/retain By Laws and Restrictions?
  - i. Ballot collection was halted in November (re. BOD Meeting Notes) due to lack of participation with only 84 (20%) of the 280 votes needed for 2/3 required measure.
- b. Is rental storage used?
  - i. For signage and document archives at a \$600 annual cost.
- c. When/where does the Board meet?
  - i. Meeting information and minutes are posted at [www.woodbridgekm.com/minutes.html](http://www.woodbridgekm.com/minutes.html)
  - ii. Location for new Board will be determined.
- d. Why are storage buildings and RV trailer parking not allowed?
  - i. Current restrictions specify items located on the property.
- e. How are delinquent fees collected?
  - i. Delinquent assessments are invoiced each month to include late fees and interest as warranted. Liens may be filed for nonpayment.
- f. Why not increase our membership fees?
  - i. Fee structure is contained in the By Laws and requires a 2/3 approval of the membership. Most recent approach failed to pass along with all other options.
- g. Who pays for the streetlights?
  - i. Woodbridge HOA pays Duke Energy for lighting at the entrances.

## 8. Meeting adjournment. Motion, Brandon. Second, Bill. Approved, Membership.

- a. The meeting was adjourned at 8:02 pm.

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