

Woodbridge Association Board Meeting Agenda
6:30 pm on Tuesday, September 16th, 2025

Advent Lutheran Church
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	O
Karen Tapasto	O
Tacy Dickerson	X

X = Present, R = Remote, O = Absent

Guests: None.

Proxy: Don for Jim.

1. September Meeting Call to Order at 6:33 pm, Alex
2. Next Board Meeting: October 21st
3. Review Minutes of August 19th, 2025, Board Meeting. Approved – Board.
4. Committee Reports
 - a. Financial – Jason, Chris
 - b. Review of Income and Expenses through August 31, 2025
 - i. Note a few statements were missing this month
 1. Follow-up with bookkeeping (Jeff)
 - c. Review of reinvestment for CD-Bank of Ozarks, Jason
 - i. Confirmed CD was reinvested.
 - d. Signature authority process is active, Jason and Alex to provide documents to OZK
5. Review Receipt Dues and Expenses
 - a. Current income to expenses pending release.
 - b. Accounts in Arrears
 - i. Provide approach to those that apply.
 - ii. Board reviewed document draft provided by Jim, approved with modifications.
 - c. Motion to approve financial report, Chris. Second, Tacy. Approved, Board.
6. Maintenance – Tacy, Don
 - a. Status of mowing, any further updates for the season

- i. Four letters of violation to be distributed
 - b. Ongoing maintenance projects
 - i. Changes to next season
 - 1. Extend mowing season
 - 2. Mandatory price increases
 - 3. Don, Tacy, to define standard to go by and provide to business to abide by and base quote off
 - c. Woodbridge lighting on Oakwood to be reviewed- potentially defunct
- 7. Environmental – Karen, Ed
 - a. Updates and new requests, document requests approved
 - b. Include Environmental requests to committee.
 - c. New constructions:
 - i. None.
 - d. Modification request:
 - i. 111 Cypress Point- Approved, Board
- 8. Hospitality-
 - a. Multiple welcome cards sent out
 - b. Review of issues with MailChimp, confirmed settings are changing back to defaults after being changed multiple times
 - c. Neighborhood yard sale planned for 11/8, Ashton to access storage unit to obtain signage, etc.
 - d. Updates to master list of properties, residents
- 9. Complaints and Members out of compliance with Restrictions
 - a. Excessive parking in yards, junk, general eye sore issues
- 10. New Business
 - a. Motion to create subcommittee designated to define storage buildings, applicable restrictions
 - i. Motion: Don, Second, Alex
 - ii. Don, Chris, Jason will comprise subcommittee
 - iii. Review of redline documents previously sent out to the community
- 11. Old Business: None
- 12. Adjourn at 7:46 pm. Motion: Jason. Second: Tacy. Approved: Board.