

## **Woodbridge Association Board Meeting Agenda**

Ebenezer Baptist Church,

Kings Mountain, NC

May 19, 2026

Meeting called to order 6:30 pm by Don

**Guests:** Todd Huffstetler and Cindy Huffstetler

### **Attendance:**

X Don Holdenrid

O Jason Burrows

X Chris Gainey

X Ashton Pack

X Tacy Dickerson

X Ed White

(X attending, O absent, R attending remote)

**Approval of Minutes of previous Board Meeting:** Motion Don– . Second Ed– . Approved – 5-0 Board.

• Meeting notes archived at: <https://www.woodbridgekm.com/minutes.html>

**Next meeting: 6/16//26 6:00 pm at Woodbridge Golf Club**

### **General Discussion:**

Annual meeting will be held 6/16/26 at 6 pm at Woodbridge golf club with a cookout. Interest in blood drive will be obtained during the meeting as well as updating records and getting ballots.

Budget for 100 people provided by Don. Motion by Tacy to accept. Second by Ashton. Board approved.

### **Committee Reports:**

Financial-Jason

Jason not available.

Maintenance-Ed/Don

Lawn Violations:

-137 Dunes 5/1/26 letter of lawn violation sent. Property mowed 5/6/26 based on number of complaints and previous violations. Owner billed. Safety warning from Pinnacle noted as well. Law Enforcement was called

-904 New Camp Creek 5/1/26 letter of lawn violation sent.. Owner paid. Lot has been sold.

-1023 New Camp Creek 5/7/26 letter of lawn violation sent with 30 days to respond or we mow.

-146 Dunes 5/1/26 letter of lawn violation sent. Owner opted to join HOA mowing program. No fine assessed.

-124 Harbourtown letter of lawn violation sent. Property is in process of being sold. If closing in next 60 days it will be allowed for owner to join HOA mowing program for 50% cost. After closing, new owner will be responsible.

If property does not close within that time frame, current owner will pay full price for HOA mowing program.

-We currently have 16 lots under contract for mowing. Billing cost of \$4395. Maintenance of common areas is \$535/month over 10 month

\*\*\*\*\*

137 Dunes letter of violation sent for abandoned and unregistered auto in driveway. Owner has not responded.

Environmental-Ed

Hospitality-Ashton

-Blood Drive: call has been noted requesting details and offer suggestions to implement. Sign up sheet will be available at annual meeting/cookout 6/16/26

Mail chimp is subscribed to for \$13/month.

Mail supplies were obtained with envelopes and stamps and newsletter, ballots, etc

New Business:

-Debit card receipts need to be sent to Jeff or Julie when used as required by bank

Requests for Approval:

-157 Harbourtown request for a home extension for remote building connected via roof only and patio between building and home. Written request sent to HOA. Received request for permit. Owner says building permit obtained. Board reviewed plans. Motion by Don to approve Second by Ashton. Approved by board 5-0.

Other:

-Annual meeting rescheduling and cookout: Numerous requests for rescheduling. We have possible confirmation to use grounds at golf course to hold meeting and cookout. Date would be 6/16/26

-Cul-de-Sac removal by NCDOT: We have list of affected addresses on the state roads. Requires an encroachment agreement with HOA to perform work per Don's discussion with NCDOT.

Complaints:

-151 Preston Drive: planter destroyed by construction trucks. We do not know who is responsible for the destruction.

-151 Preston Drive complaint regarding condition of road (potholes). Owner says this was approved by HOA previously. Check to see when HOA approved repairs. Not a NC DOT responsibility. Board would like to consult attorney regarding our responsibility for road. Board also requests date owner says Board approved the repairs.

-112 Pine Lake Road has camper in driveway that has been there since approximately 4/12/26 (was there prior to 4/3/26 and was moved for one week). Ed will take action on this.

-159 Harbourtown lot was cleared in summer 2025 (building plans approved in July 2025 by HOA board). Lot has been cleared and no work completed since that was done. Lot is eyesore and has no erosion control. Per restrictions they have 1 year to complete construction Letter needs to be sent to owner to notify and see what future plans are for [property](#). Ed will make contact.

-156 Harbourtown has garden in front yard with chicken wire type fence surrounding it. Letter needs to be sent to them if this a violation. Ed to send letter to owner about concerns.

-Too many trailers on properties within neighborhoods

Old Business:

Meeting adjourned at pm with motion by Ashton and second by Chris at 7:25 pm Board approved

