

Woodbridge Association Board Meeting Agenda

Advent Lutheran Church
Kings Mountain, NC 280867
September 22, 2026

Meeting called to order at 6:33 pm by Don

Guests: none

Attendance:

X Don Holdenrid

X Jason Burrows

X Chris Gainey

X Ashton Pack

X Tacy Dickerson

O Ed White

(X attending, O absent, R attending remote)

Approval of Minutes of previous Board Meeting: Motion by Ashton Second Chris Approved – by Board.

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

Next meeting: 10/20//26 6:30 pm at Advent Lutheran Church

General Discussion:

-Discussed that since the vote results for dues increase failed then choosing a lower amount for dues increase is possibility if we attempt again.

Committee Reports:

Financial-Jason

-Review financials sent from accountant (August 31).

-Need to determine if we have projected revenue to operate in budget and for what length of time and if we have to tap into reserves when they become available

Cost cutting ideas:

- Removing cul-de-sacs planted areas. We currently pay \$5500 per year to maintain DOT will remove them on state supported roads over a period of 18 months
- Have neighbors around cul-de-sac areas maintain these.
- Apply to have Preston Trail approved as a NC DOT maintained road.

Maintenance-Don

-Lawn/mowing contract will renew at end of year. Discussed canceling contract in December and renegotiating without state maintained cul de sacs.

Jason made a motion to continue contract as is. Second by Ashton. All approved

-Discussed having state remove the cul-de-sacs on state maintained roads to cut costs.

Ashton made motion to remove cul-de-sacs on DOT maintained dead end streets. Second by Tacy. Approved 4-1

Environmental

-Need further monitoring of and send new violation letters regarding parking in yards, chicken coops, street parking, construction sites

-Discussion regarding for new event signs. Motion by Chris second by Jason

-Motion by Jason that we accept gravel pads with raised edges/borders be allowed for campers/travel trailers at homes pending approval of location of pad by HOA Board and permit for camper has been approved. Second by Ashton. Approved 4-1.

Hospitality-Ashton

-Fall cookout possibility if we can utilize the outdoor space at Woodbridge Golf Club and have cooking capabilities. If location/cooker etc are not available then we will do in the spring. Motion by Ashton and second by Jason with vote of 5-0 for the cookout.

-Neighborhood Yard Sales set for 10/17

New Business:

Home on New Camp Creek Church Rd has been mowed and front was moved and back was not mowed.

Requests for Approval:

-102 Starmount request for storage building that has been denied

-Requests for gravel "pavement" for storage trailers (see Environmental note/vote above

Complaints:

- Violation letters going out to 3 lots on New Camp Creek Church Rd one lot front has been mowed in front but not back
- 104 Muirfield truck on side yard
- 140 Muirfield vehicle in yard and a vehicle in yard/edge of road-both have been moved since meeting date
- 123 Dunes camper, box trailer and cars in yard, trailer loaded with trash in yard.
- Lot beside 148 Dunes needs mowing
- 141 Quail Hollow privacy fence between homes and mowing needed
- 150 Quail Hollow car in yard
- 113 Oakwood (foreclosed property bushes growing into road blocking visibility

Old Business:

- Violation letters sent to the following
- 123 Dunes for camper, box trailer and vehicle parked in yard, utility trailer loaded with garbage, tarp wrapped items in driveway. No response from homeowner. Letter will be sent that starting 10/1/2026 fine will be \$50 per day if items are not in compliance
- 102 Starmount sent lawn violation (two times). Lawn has been cut and new owners have purchased property
- 103 Starmount work van parked in yard. Van has been removed
- 106 Oakwood RV parked in adjoining lot for 4 weeks. Moved to driveway but now removed from premises
- 108 Pebble Beach multiple vehicles parked in yard continuously, dogs running loose. No update
- 157 Harbortown lot has been abandoned and growth exceeds regulations. Violation letter has been sent. Nothing has been done to lot since letter sent.
- 112 Pine Lake Camper in driveway w/o camper permit. Camper was moved and not on premises as of 9/22/26
- Preston Trail-neighbors did not like the proposed wall (repair of damaged curbing/planter). Contractor notified and will schedule the replacement. It will be replaced with materials purchased.

Meeting adjourned at 7:50 pm with motion by Jason and second by Ashton. Board approved 5-0