

# Woodbridge HOA Board Meeting Minutes

09/1/2021

Location: Zoom Call  
Time: ~730PM-830PM

Meeting start time: **7:36**

Members present:

Present:		Yes	No
Debbie	DeCrow	<b>X</b>	
Tim	Williams	<b>X</b>	
Sara	Labrador	<b>X</b>	
Nick	Uebelhor	<b>X</b>	
Blake	Robertson	<b>X</b>	

Quorum (51% or 3 of 5 Board members present) established:

- I. Review and Approve Board Meeting Minutes from 06-10 meeting: **Approved**
  - a. Questions/additions?
- II. Treasurer's Report
  - a. Latest Checking Statement: **\$28,558.97**
  - b. Savings Statement: **Sept. statement not yet available**
  - c. Accounts Payable: **Typical monthly expenses, MLGW, lawn service. Silverleaf Tree Service check going out tomorrow**
  - d. Accounts Receivable: **No funds received**
  - e. Outstanding Dues 2020 **2 outstanding. One will be collected at closing at sale of home**
  - f. Additional Budget issues/Dues
- III. Fall Festival
  - a. Set a date. **10/24/21, 1-4pm - unanimous vote approval**
  - b. Debbie, plans, cost ~ **\$3000-\$3,500 budget. Need to book: Frogs and Fairies face painting, pumpkin decorating, need a balloon person**
  - c. Any new ideas? **Wings! Tim Williams elected as 'wingmaster'**
  - d. Come up with a plan for execution. **Cotton Candy: Brian & Nick Popcorn: Nick, Wings: Tim, Balloons/Pumpkins: Sara Bouncy House: Debbie, Grill: Sara, Ice: TBD, Flyers: TBD**
- IV. Covenant rewrite – News?
  - a. Proposed covenant document still needs to be handed over to Spence Law.
    - i. Are we good with what we had additions and what was red-lined?
    - ii. Do we have buy in **Sara to send a copy to concerned parties. Set a date for revisions and then deliver to Spence for rewrite.**
    - iii. Do we proceed?
- V. Retaining Wall.
  - a. Near completion, Brian says will likely be done by end of next weekend. **Completed. Great job!**
- VI. Committee Reports
  - a. Communications
    - i. Nextdoor **Nothing to report – Fall Festival announcement**
    - ii. Facebook **Nothing to report – Fall Festival announcement**

## Woodbridge HOA Board Meeting **Minutes**

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- iii. Website: **Nothing to report – Fall Festival announcement**
- b. Grounds
  - i. Stormwater/Swamp Concerns:
    - 1. **Pipeline company contractor did cut an area down near sidewalk Canabridge Dr., did not really consult with anyone except Debbie beforehand. Could be branched off and extnd towards Debbie’s backyard. Still not functioning/drainng properly. Nick to reach out again to pipeline for other options**
    - 2. Do we want to ask them about putting creek gravel there?  
Using our funds, as long as we’re sure it works otherwise.
  - ii. Painting of street signs/mailboxes? **Done! Looks great.**
  - iii. Alleyway and Alleyway retaining wall repair - **complete**
  - iv. City Pave alleyway? Still not addressed for certain.
  - v. Yard of the Month Program—**Alayna- August selected w/picture!**
  - vi. Tree pruning on LBD extd. – **Done. Looks good.**
  - vii. More tree complaints on LBD in common area. Going to set up time to check. **Blake to contact Maximo Tree Service for quote.**
  - viii. Need to pressure wash white fence yet? Certainly need for the wood bridge by the gazebo. **Blake to call Sara’s vendor.**
- c. ARC and Covenant
  - i. Outstanding requests for review: **New pool going in.**
  - ii. Status of Covenant Compliance:
    - 1. **Have talked with realtor of 9392 LBD. Should be up for sale soon, plans to collect dues at closing. Should clean up yard and landscaping soon. Brian Mann mowed recently.**
    - 2. **Brian Mann also mowed yard for Mr. Clark, thank him if you see him.**
    - 3. Any concerns current – **Nick to reach out to house with cracked blinds**
- d. Security
  - i. Additional Cameras – **Reviewed proposals.**
- e. Welcoming
  - i. Any new residents- **NA**

## VII. New Business

- a. Next Board meeting date: **TBD**

Location/Place: **Zoom**

*Adjournment time: **9:02pm***