

Woodbridge HOA Board Meeting Minutes
06/01/2022

Location: Zoom Call
Time: ~630PM-730PM

Meeting start time: **6:40**
Members present: **4**

Present:		Yes	No
Debbie	DeCrow	X	
Tim	Williams		
Alayna	Brown	X	
Nick	Uebelhor	X	
Blake	Robertson	X	

Quorum (51% or 3 of 5 Board members present) established: 4

- I. Review and Approve Minutes from 03-10 Board meeting: **Minutes approved**
 - a. Questions/additions?
- II. Treasurer's Report **Landscaping now doing auto draft 25th of every month. Working great. Still need to pay Flock Security for camera monitoring service. Discussed getting additional bank signatories to include the rest of the Board. Discussed 10/23 for Fall Festival.**
 - a. Latest Checking Statement: **\$39,308.36**
 - b. Savings Statement: **\$22,668.53**
 - c. Accounts Payable: **Flock, MLGW**
 - d. Accounts Receivable: **Just one annual de recieved**
 - e. Outstanding Dues 2022: 4 statements sent ~2 weeks ago, given till July 1 with \$30 late fee before turn over to attorney for collections. **3 members still have not paid for annual dues.**
 - f. Additional Budget issues/Dues **None**
- III. New Board Positions.
 - a. Welcome new board member Alayna Brown – Filling Sara's Deputy Secretary position. **Welcome Alayna**
- IV. New Canada Rd Discussion
 - a. Additional safety features? 25mph speed limit, through neighborhoods generally agreed on. **Blake to visit City Hall to try and discover any available information; drawings, plans, etc.**
 - b. Jennifer Stachowski working on presentation. Any news on progress? **Jennifer too busy to support at this time.**
 - c. Pillars decided upon Canabridge Dr., rendering received from city, reviews positive besides trees may be a bit large. **Pillar approved by Board and City.**
 - d. City Alleyway repave/repair... **still on hold**, city resisting so far.
 - i. Suggestion by Erika Ruch driveways in front?
 - e. LBD extd? Do we request the lowest portion remain? Is it up to us?
 - i. Need to discuss and possibly get city to buy lower portion (1 lot) from Livitup, perhaps willing to hand over at decent price now that paying for maintenance? **Need to obtain plans from the city.**
- V. Covenant rewrite – News?
 - a. Have we verified red-line document is up to date from Sara? **Blake emailed Sara for last version.**
- VI. New projects?
 - a. Covering on Wooden Bridge – spoke with Brian, shingles would work. (Busy)
 - i. Volunteers to purchase, install? **Need to install grip strips. Will upgrade to bulb lighting or alternative.**
 - b. Suggestions for new projects or work that needs done? **All focus on covenant update.**
- VII. Committee Reports
 - a. Communications
 - i. Social: Nextdoor/Facebook

Woodbridge HOA Board Meeting Minutes

06/01/2022

- ii. Website: Updated Board positions.
 - iii. Should we plan to send a mid-point (or sooner) newsletter? **Reserve newsletter for covenant rewrite information. Newsletter to include covenant reminders.**
 - b. Grounds
 - i. Stormwater/Swamp Concerns:
 - 1. How are we doing? Spoke to Pipeline, **they were resistant to bringing equipment from work-site, suggested maybe before finish. More holes showing up. Alayna spoke to a pipeline contractor, but they did not offer any help. Will ask Brian for reference on specialized contractor to make recommendations.**
 - ii. Street signs
 - 1. Stop Sign missing Canabridge Cv – **replaced by city!**
 - 2. Mismatched road sign on LBD/Swan Hill...still same (spoke to Brian he had others made) **Nick to speak to Brian about update to match.**
 - iii. Yard of the Month Program—Alayna and Jennifer **Alayna to select June contenders**
 - 1. Need to fix the sign (Clayton may try)
 - iv. Speeding concerns – request another test? **Not convinced the city is interested in helping. Continue to monitor.**
 - c. ARC and Covenant
 - i. Outstanding requests for review: None current.
 - ii. Brian Haines will lead committee, discuss overall makeup.
 - iii. Status of Covenant Compliance:
 - 1. **Street parking, may not be able to enforce, but becoming more of an issue. Sherriff ticketed new NCR residents. Need to discuss with Katrina Shields, code enforcement if she could ticket long-term parked cars on streets?**
 - 2. Garage doors not closing? Lake Bridge (propped up by toilet?) **Nick to speak with Katrina regarding the problem.**
 - 3. Lawn Mowers or stalled vehicles in driveway?
 - 4. Need to reiterate trash cans should be out of site after trash day.
 - 5. Bulk Trash, Lakeland is behind. Keep hidden until day of pickup.
 - 6. LED lights? **Not and enforceable issue.**
 - 7. Additional? Update on general notice?
 - d. Security
 - i. Concerns? Flock Camera paid?
 - e. Welcoming
 - i. New member update? The one on NCR and Canabridge Dr. next to Labrador's I have given a packet from Lakeland with restrictive covenants and Woodbridge website info. Any more new? (Have 2 more welcoming packages from Lakeland)
- VIII. Additional Concerns? **Concerns expressed about general lawn, flowerbed upkeep. Alayna to take on writing letters to most egregious violators.**
- IX. New Business
- a. Next Board meeting date: Location/Place: TBD

Adjournment time: 8:25