

Woodbridge HOA Annual Meeting **MINUTES**

3/6/24

Location: IH Park Clubhouse

Download available at:

Time: 7:00 pm

<https://www.woodbridgehoa.com/meetings-minutes/>

Meeting start time: **7:05**

Board Members present: **4**

Present:		Yes	No
Tim	Williams – Pres.	X	
Alayna	Brown - VP	X	
Debbie	DeCrow – Tres.	X	
Blake	Robertson - Sec.	X	

Number of Homeowners present: **23**

Quorum (over 50% of homeowners present?) established: **Quorum not established**

I. Call meeting to order

II. **Wesley Wright, Vice-Mayor, City of Lakeland:** wwright@lakelandtn.org

a. General Lakeland City update

Great things happening in Lakeland. Relax Inn being torn down, Econolodge to be torn down. Ashmont 100 acres development underway. Awaiting plans to be presented. Two hotels, residential, shops, senior living. Lake district: Former developer out of the picture, new developers considering, potentially Boyle. Businesses are safe. Marshall steak house looking to purchase their land like Chick fil a. Lakeland Town Square moving along quickly. Four additional restaurants coming.

b. New Canada Road construction update

New Canada road has doubled in price. Now proposed only two lanes to eventually go to four. To begin in the fall 2024. Two to three years to complete. 50/50 potential on round-a-bouts. Round-abouts can be proposed after TDOT completes initial NCR project. Many expressed sentiments concerning safety considerations.

c. Crime

30 Flock cameras deployed across city. City adding 10 more. Motel removal having significant improvement on reducing crime. SCSO office potentially to be added. Currently based on stats, Lakeland safest town in Shelby Co. TN state trooper station planned for behind Sonic on 64. 1 liquor license for every 5000 in population. Lakeland has only 2 issued. No vape, check cashing. No more gas-stations. Motels banned, hotels allowed.

d. Potholes

Question asked about paving current “old” Canada. No budget for full paving. Need about two-five more years of commercial taxes to have adequate funds for full paving. Potholes in Woodbridge to be filled in April approximately.

Woodbridge HOA Annual Meeting **MINUTES**

3/6/24

e. Q&A

Question about schools and transportation. Eventually need to add an Intermediate school. Airbnb's are now banned. Concern on renters and rental corporations. City looking at taking some measures to address issue such as a registry of rentals for monitoring. Recommended updating our HOA covenants to address rental property.

Question about adding french drain needed at one residence. Wesley invited email to inquire.

III. Broadmoor Property Management Report – Kathy Lambert

Broadmoor has 7 HOAS under management. Security One deployed in Oakwood. Discussed Blue Oval impact. Rentals going out at over \$4k per month. Amendment to some CCRs allows individual to rent, but not to a corporation. Question about confusion on payment options. Acknowledged instructions were poor. Will improve communication on payment methods next year. Kathy prefers direct email for covenant concerns:

Issue raised about feral cats, only option is to call Animal Control

Question about salting roads, no options available

Parking on the street, any consistent street parking should be reported directly to Broadmoor: kathy.broadmoor@gmail.com

IV. Finance – Led by Treasurer Debbie DeCrow

- a. Treasurer's Report for 2023 **provided by Treasurer**
 - i. Total Savings: **See report**
 - ii. Total Checking: **See report**
- b. Budget expected for 2024: **See report**
- c. Late dues prior to 2024: **2**
- d. How many late for 2024: **10**

V. Grounds projects and upkeep

- a. Tree service clean up needed center common area

VI. Covenant Violations / General Reminders

- a. Keeping Woodbridge beautiful and property value high is in everyone's interest
- b. No campers, boats or trailers in driveway. Dogs must be kept on leash/penned (also Lakeland City Code)
- c. Trash cans retrieval should be retrieved by end of day after pick up
- d. Please refrain from parking in street
- e. Please keep speed down on neighborhood streets
- f. Keep grass cut, shrubbery weed free
- g. Do not store junk/rubbish/excess items in yard or driveway

Woodbridge HOA Annual Meeting MINUTES

3/6/24

- h. Report suspicious activity to SCSO
- i. Lakeland City Code Enforcement: Katrina Shields 901-867-5404

VII. HOA Board Election Discussion

Three nominations for board election submitted. Details to come about board elections.

VIII. Volunteer opportunities:

- a. General cleanup
- b. Yard of the Month
- c. Welcoming
- d. Architectural Review Committee
- e. Monument sign decoration team/committee
- f. Fall festival planning

IX. New Business **No new business discussed**

Meeting Adjourned: **9:03**