

WOODFIELD COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

January 24, 2023

Call to order: The Board of Directors meeting was called to order by Board President Jorge Andino at 6:40 pm.

Roll Call: Board of Directors in attendance- Jorge Andino, Veronica Moore, David John and Aaron Bridgewater were all in attendance. Also in attendance was Mitch Lucas, LCAM from Management and Associates.

Proof of Notice: Posted on the Association Website, and on the Management Company Portal.

Approve Previous Minutes: A motion was made by Jorge and seconded by David that the November 15, 2022 Meeting Minutes be approved as presented. Motion passed unanimously.

Old Business:

- a. **Update on the condition of the Irrigation Pump:** Jorge stated that the irrigation pump for the community was down and an electrician had been contracted to repair. Contact are shorting out and will need to be replaced.

New Business:

- a. **Discussion on Replacing all Street Light Bulbs on Woodfield and Forelock to LED:** Jorge spoke on the options of contacting the County to replace all light bulbs to LED's at the same time or we can wait as they burn out and let the County replace them with LED's as the go bad. Jorge motioned and David seconded that the Association contact the county to see what the cost would be to replace them all at once.
- b. **Discussion on Installing New Sod on Woodfield & Forelock:** Jorge provided a Proposal from Redtree Landscaping to seed and install erosion fabric for 10,000 square feet. Motion tabled.
- c. **Discussion on New Plants on Fieldstone Village Two Monument Sign:** Jorge provided a quote from Redtree Landscaping to remove all dead plants, install new plants and mulch for the price of \$850.00. Jorge motioned and David seconded that the proposal be accepted. Motion passed unanimously.
- d. **Discussion on Cleaning up the Fence Area on Forelock:** Jorge provided a proposal from Redtree Landscaping to clear 10' behind the existing fence. Jorge motioned and David seconded to approve the proposal from Redtree for \$1,600.00. Motion passed unanimously.
- e. **Discussion on Additional CRC Members:** Jorge spoke on the work that the Compliance Committee is doing and expressed the need for additional volunteers to join the CRC Committee. Several members expressed interest in joining the CRC Committee, and Bonnie Blake was approved as a CRC Committee member.
- f. **Discussion on Mulching on Woodfield and Forelock to Twice a Year:** Jorge provided a proposal from Redtree Landscaping on what the additional cost would be the mulch twice a year versus once at a cost of \$3,250, per occurrence. Jorge motioned and David seconded that the Board approve mulching twice a year. Motion passed unanimously.
- g. **Discussion on Spring Newsletter:** The Board discussed the need for volunteers to assist on working on and distributing the Spring Newsletter. The Board will continue to seek volunteers and will be shooting to have the newsletter ready to go out by April 1st.

h. Discussion on DRB Application for 791 Cherrybrook Ct. Fence: Collen Bebell addressed the Board concerning the screening wall that they had installed on their property without DRB approval. Even though the Fence guidelines for the Association states that no wood fences are permitted, Coleen pointed out to the Board that there are wood fence like structures at all community signs and she feels that the Association's fencing guidelines need to be refreshed to allow new ideas and materials. Jorge stated that he would have no issue with the DRC considering an update of the Associations fence guidelines but as things stand at this moment the screen wall at her property was not approved by the DRC and until the fence guidelines are updated they were out of compliance and would need to be removed until such date that the guidelines have been changed to allow wood fences.

i. Discussion on Vendor Contracts: David spoke on all of the existing contracts of Woodfield including:

Management and Associations

Redtree Landscaping

Aquascape Irrigation Repair

Solitude Lake Management

And recurring expenses like Duke Energy and Insurance.

Member Questions & Comments: One Owner spoke on the possibility of adding handicap benches at the current location of Association benches.

Date and Time of next Board Meeting – Tuesday March 21st at 6:30 pm at the Scratch House Pub.

Adjournment – Jorge motioned, and Aaron seconded for Adjournment. Motion passed unanimously at 8:00 pm.

Submitted by: Mitch Lucas

Approved by: _____