

Woodbridge Crossing HOA

Open Meeting May 20, 2021 @ 7pm

MEETING MINUTES

The meeting convened at 7 p.m. Approximately thirty residents were in attendance. The meeting generally followed the attached agenda.

Near the end of our agenda, previously emailed questions were addressed, as follows:

Q&A (paraphrased)

1. Any plans to resurface the subdivision?

a. The reserve study indicates we should plan for Wilkerson resurfacing in 2022, and all other asphalt in 2031.

2. Any plans to re-bid the landscaping?

a. The last landscaper evaluation was 2019. We intend to meet with the landscape company to emphasize better quality, and better notification when special treatments will occur.

3. To whom do we elevate landscaping issues.

a. Please contact our management company csm@mrgcam.com with landscaping issues.

4. Could we consider potentially a more expensive landscape company who doesn't use RoundUp?

a. Combined with item 2.

5. Would the HOA consider putting a heater on the pool to extend pool season?

a. This is not likely to be considered because of the large up-front, and ongoing expense for energy, for a very short period of benefit.

6. Can we remind homeowners about breaking down and flattening recycled boxes, and taking steps to prevent blowing trash due to overflowing?

a. Done. Will add to newsletter.

7. Who do we contact if a streetlight is out?

a. Email the management company at csm@mrgcam.com. Please provide the number from the pole to identify it.

8. Can we ask the monitors of the neighborhood to look for damaged wood fences, broken landscape items, dead plants, mold on surfaces, etc.?

a. Our management company surveys our property monthly to look for violations of our HOA covenants. Issues such as those described are issued warnings and violations. We take these issues seriously, but we also recognize the pandemic has created some special hardships that must be considered. We constantly strive to strike this balance.

9. Can we turn of the lights under the bridge to reduce environmental impact?

a. We intend to check with local authorities to find out more about the impact of our bridge lights. We want to check the lights are on for minimal time periods.

10. Have we considered Transformer art wraps (smud.org) for utility boxes in the neighborhood?

a. Thanks very much for this suggestion! Keep them coming! We would need to consider the ownership of the boxes by the utility company, and the ownership of adjacent land by homeowners. This could create some hurdles.

Participants then submitted ad hoc online questions as follows:

Could we consider tar for asphalt cracks? Would this extend the life of our asphalt?

a. We will investigate this with our paving company.

Is there truth that a hot tub is being considered?

a. It is on the project evaluation list, but they are difficult to keep sanitized. Hotels are removing them.

What about a gym?

a. This would be a great addition! We would have to find a location for it and do a cost/benefit analysis.

What about playground equipment shade?

a. Another great suggestion! We will investigate the cost of this.

For those who were not able to attend, and for those who want to review, a link to the recorded meeting is below

Topic: Woodbridge Crossing HOA Meeting

Date: May 20, 2021 06:39 PM Eastern Time (US and Canada)

Meeting Recording:

<https://us02web.zoom.us/rec/share/8C38PAXN2ngrbi1Jvifdpw8W4pIU49Oos8EGL-k2JUfnFPa0Eh8JBFdi7DiqOYWU.D0PSgNDNkZjbqh0Q>

Access Passcode: WBXzoom1!

Thanks again to everyone who participated.

Michael, Amber, and Don

Woodbridge Crossing Board of Directors

Woodbridge Crossing HOA Meeting Agenda

7 pm, May 20, 2021, Zoom Format

Pool and Amenities Status

- Much thanks to fantastic volunteers who sanitized this year and last!
- Pool Policies have generally returned to normal
- Bathroom and clubhouse cleaning returned to normal cycle
- New instant-on LED lights were installed in BR
- New touchless hand sanitizer station installed
- Furniture and touch surface wipe-downs are personal responsibility

Committee Updates

- ACC – Provides support to Board for ACC approvals
- Social – events and activities through the year (Decorations, Welcome, Art Guild, Block Party)
- Please contact the Board at WBX.HOA@gmail.com to volunteer

HOA Projects

- Hedges for Elliott Greenspace are approved and awaiting landscapers
- Playground mulch
- Cooper Lake Frontage Repairs
- Bridge Maintenance Schedule
- Detention Pond Follow-ups

Treasurer's Report

- Current Reserves \$313k
- Financial status is healthy and on target to meet expenses
- Reserve Study Completed 2020
 - Major future expenses of re-asphalting, bridge wear deck, wood shingle replacement
 - Reserves forecast to drop to \$110k in 2031 after large expenses
- Repairs 2020/21
- Upcoming Planned Expense

Q&A

Adjourn