

Woodledge Village Community Association, Inc.  
Annual Membership Meeting  
July 1, 2023

Present were Jim Marsh, Kevin Kelly, Joe Burke, Sue DeSanti, Tom Ryan, Richard Dioguardi, and Brian Armbuster.

We had a quorum to hold this meeting between the people present and the proxies.

Motion to accept the minutes from last month's meeting was made by Sue, and seconded by Rich.

**Correspondences: Tom** – Received a thank you card from Marie for the card for passing of her mother.

Kevin made a motion and Sue seconded a motion to donate \$25.00 to Lackawaxen EMS.

A letter was received requesting on line payments. We are going to look into this in the future since we will be charged a 3% fee from the bank.

**Finance and Revenue: Sue** -The QuickBooks balances as of June 30, 2023, Due & Care-\$ 16,796.80, Money Market-\$ 118,930.90– (current balance is \$ 71,312.85 \$ 47,618.05) is pre-paid dues, Special Assessment- \$30,620.18 Capital Improvement –\$8,304.53, Petty Cash - \$ 130.36 and Reserve Study Account - \$72,380.84. A motion was made by Sue and seconded by Brian that when the Reserve Study CD matures in August the \$15,000.00 will be taken out for the Tennis Courts. This motion was previous made but we did it again since this will be done in our new year.

This CD will be renewed in another bank so we do not have more than \$250,000.00 in the Dime bank.

**Marie**- Explained that the balance in the Dues & Care account is to pay the bill for June that we did not receive or to pay for expenditures that were already approved from last year budget but not paid for yet.

There were 272 voting ballots mailed out.

The 2023-2024 mailing for Dues and Care was done for 295 owners.

We have 566 parcels which consist of 141 Houses and 425 lots with 3 houses going to be built.

From January 1, 2021 to December 30, 2021 there were 11 houses that changed ownership and 47 lots.

From January 1, 2022 to December 30, 2022 there were 12 houses that changed ownership and 29 lots.

From January 1, 2023 to Junre12, 2023 there were 5 houses that changed ownership and 12 lots

There are 78 lots in Repository from both counties Pike has 59 and Wayne has 19.

**Roads: Kevin** –The paving will be was done for 84 pots hole. Any other paving to be done will be as we have money available.

Kevin will also see if he can get him to come down with his price for the Tennis courts.

**Building/Construction: Kevin**– There is 3 houses that will be building soon.

**Lake/Dam/Marina: Joe**- We ordered the wood for the Boat rack so that will be done soon. The Lake was treated.

**Trees: Tom**- No tree permit was issued. A dead tree was cut down for \$1,200.00 by the wires on Covered Bridge and Long Ridge.

**Clubhouse – Sue**- We have 1 rental this month.

**Hospitality: - Sue**. Today is our annual picnic and our Tricky Tray.

**Pool: Kevin** –Pool is up and running. All the piping was replaced this year. There is some piping that has to be replaced in the basement. It was also painted this year.

And again everyone would like to thank Kevin Kelly, Bill Witmer, Jim Berge and Joe Burke for all their time doing the work on the pool.

**Maintenance- Kevin** – Volunteers are needed. We have a list of things to be done. We also have the supplies. We need to finish up the BBQ shack. Repairs on the Bridge so some time in the future the Bridge will be closed for a week maybe two so we can replace the deck on the Bridge. The big windows will be replaced in the fireplace room because they are cracked and not safety glass.

**Unfinished Business:** At an executive meeting before this meeting the Board wants a letter sent out to the owner who would not pay for his two lots due to the condition of his neighbor property. Kevin stated that the back of the property being referred to have a boat and mower which he sees no problem.

The Board agreed to fine one individual \$500.00 for taken trees down with an expired permit and for his contract not have a contractors permit with us.

The Board made a motion not to accept any ballots postmarked after the 21 of June 2023.

Someone mention to a Board of Director that they wanted us to contact DEP regarding removing a board from the Dam. All board members voted no to contact DEP.

**Election of Board of Directors** There was 2 positions and 5 people running.

A motion was made by Pat L to have the Board stay at 7 members an Jim B. seconded this motion.

There was a break taken so the membership can count the ballots. The members who are going to count the ballots are Patty Jung, Jim Berger, Samuel Weissmen, Robin Jacobsen, Carolyn Demato , and Theresa Heir. The candidate observers were Alan Cooper, Bill and Deb Witmer.

Meeting came back to order. The ballots were counted 3 times because the count was so close.

The results were as follows Jim Marsh- 139 votes, Tom Ryan – 76 votes, Tom Ruchalski -62 votes, Elliott Smith 77 votes and Hans Prell -20 votes.

Congratulations to Jim Marsh and Elliott Smith. Tom Ryan was thanked by the Board for all his years of service to the Community.

**The Board will go into Executive session** to appoint the new executive board, committee people and check signers for the 2023-2024 year.

Meeting was called back to order.

The 2023-2024 Executive Board of Directors are Jim Marsh-President, Kevin Kelly-Vice President, Joe Burke-Secretary, and Sue De Santi-Treasurer.

Members are Richard Dioguardi, Brian Arbuster and Elliott Smith. All members of the Board are to be on two committees and chair of at least one. They answer to the President and the manager answers to the president not the board of Directors.

The check signers will be Jim Marsh, President, Kevin Kelly, VP, Joe Burke, Secretary, and Sue De Santi, Treasurer.

**Kevin Kelly made a motion for the four executive boards listed above to be the check signers and Rich Dioguardi seconded this motion.**

The committees are the same except Elliott will do Tom Ryan committee which is the Trees and Boats.

**New Business:** Sue D made a motion to appoint attorney Magnotta and Kevin seconded this motion. Even though we already sign the accountant's contract for the minutes Rich made the motion and Brian seconded this motion since this was approved last fiscal year. Kevin made a motion for Marie to hire an office helper for up to \$15.00 for what she needs, Joe seconded this motion.

**Membership -** The membership is to approve the following: the 2023/2024 budget road special assessment and the number of board members.

A motion was made by Tom R to accept the 2022/2023 Budget. Hans P seconded that motion. The Road Special Assessment is to make the road loan payments, paving/pot holes, maintain the roads and paying for snowplowing.

A motion was made by Robin J to approve the Road Special Assessment for the 2022/2023 year and Denise L seconded this motion.

**Public Comment:** Cathy De Groat wanted to know if anyone reached out to the Russell family to use the clubhouse after the funeral of Dot Russell? Marie replied

it was already taken care of for Thursday and a sympathy card was also sent out.

Amy Layton asked about the pool furniture. Mandy & Scott Wilson purchased umbrellas, Mike LaRocca was going to donate chairs but he felt there was a problem

with the way the pool looks so that is on hold. Mandy will contact Mike. We also received a check for \$100.00 from Tom & Donna Ruchalski and a \$250.00 Home depot certificate from Katie & Mike Bruno. Mike Gawell offered to purchase some lounge chairs he asked how many were needed, he was told 6 and he agreed to purchase them.

Brenda wanted to thank Tom Ryan for all his years of service as a Board of Director.

Carlyon question the rocks falling into the sewer on Garrity road by the Woodledge sign? That is the Township problem but Kevin will go and look at it.

Robin J felt the Adirondack chairs being donated would be hard for the older people to get out of them.

Mike G asked about the stone at the marina. He was told that it is going to be moved under the Boat rack.

Cathy D asked about heating the pool and Kevin told her everything was disconnected no more heat. She also asked about more information on the volunteers be made more available.

Kevin made a motion to adjourn and seconded by Rich.