

Woodledge Village Community Association, Inc.
Board of Director's Meeting
June 3, 2023

All Board Members were present

Sue made a motion to accept the minutes of last month's meeting, Rich seconded this motion

Correspondences- Nothing

Office Manager: Marie: The board has a copy of the proposed 2023/2024 budget which will be adopted at the Annual membership meeting. The membership will also approve the Road special assessment which there is no increase.

The ballots were mailed to 274 homeowners who were in good standing.

The mailing was done for 295 property owners for the Dues & Care, with the Newsletter.

The contract will be signed with Princeton Labs to test the pool water.

July 1, 2023 will start our new year. The contract was signed with our accountant William Owen to audit our books.

The second week in August, the Workmen comp audit will be done.

Finance and Revenue: Sue: The Dime bank balances as of May 31, 2023 were Due & Care- \$33,282.82, Money Market - \$ 71,312.85 Special Assessment- \$ 31,931.94, Capital Improvement -7,369.53, Reserve Study CD - \$72,380.84 and Petty Cash \$ 131.84.

A motion was made by Sue & seconded by Brian to renew the Reserve Study CD when it matures in July in another Bank and take out the \$15,000.00 for the tennis courts. The balance will come out of Money Market account...

The board also received a copy of the Balance Sheet, Revenue & Expenditure, Profit and Loss Budget vs Actual as well as the public

Building and Construction-Nothing

Roads: Kevin: Will talk to Vince from Warner paving his bid was \$24,025.00 which we do not have. We have 84 pot holes which need to be taken care at the cost of \$2,950.00 which will be done.

Trees: Tom- Nothing We had the tree was cut down on Covered Bridge and Long Ridge entrance for \$ 12,000.00 since it was an emergency this will come out of M M

Lake/Dam and Marina: Jim: Lilly pads/alga was treated on Friday.

The Marina is going to be cleaned up with the boat rack repaired.

Clubhouse: Sue: We have 3 clubhouse rentals this month.

Rugs need to be shampooed and cleaned curtains need to be put up.

The Annual membership meeting will be held on Saturday July 1st followed by the annual picnic at noon.

Hospitality: Sue- We need volunteers and baskets/certificates for the Annual membership meeting

Pool: Kevin: The big pool repairs are almost finished, we need to paint it. If all goes well the pool will be opened on Friday, June 16th

Pool hours will be 10:00 am to 7:00pm

First Aid kit will be in hallway.

Phil will be contacted when to start.
The Chlorine was ordered and delivered.

Maintenance: Kevin: Thing will be getting done once the pool is finished.

Unfinished Business: If any member cannot make the membership meeting, please give you proxy to a board member so we can make sure we have a quorum.

New Business: Kevin made a motion and Brian seconded to take down the Official Woodledge Community Facebook page because it is hooked up to Marie personal Facebook. We have been trying to get a Facebook page for Woodledge Village with no luck... Everything is posted on our website. Woodledgevillage.com
Someone marked the trees on the walking path and put up a sign and had a bird decoration put into the tree.

Public Comment: Tom Ruchalski said the sign on Covered Bridge and Long was missing. He responded to the sign and the orange paint on the tree and the bird decoration on the tree. He wanted to thank whoever moved the large rock by the walk bridge. There was a concern about the mulch going into the Lake. There was a pipe that was supposed be installed. There was a discussion on the tennis courts. Tom feels things need to maintain. Brenda questioned if she was on the Lake committee. She was informed she is. She feels everyone has their own personal agenda. There was a discussion about her web page. The voting process was discussed and counting of the ballot. According to our attorney the five candidates cannot be in the room when the votes are being counted but they can have someone they choose but not a family member be there on their behalf just to see what is going on. The Board of Directors cannot be there either except for Joe Burke who is the secretary. At the beginning of next month's meeting the 5 candidates get to pick who will represent them if they chose. The Board of Directors instead of picking the five people to be involved in the counting they will ask the membership if they would like to be involved and have them put their name on a paper but it in a box and draw out five names. These five will open the ballots, tally them and give a final count for each candidate plus sign their name on the tally sheet. The tally sheets will be added up to see the top two who has the most votes. The secretary will oversee that and then it is given to The Office manager to announce the newly elected.
Cathy De Groat wants to thank the volunteers who worked on the pool. She suggested we have a pool party. She wanted to know when the tennis courts will be done with the pickle board court because she thinks this is a good idea. She was told this year. Carolyn asked about the tables and umbrellas? She was told that we had people who were going to donate them but we have not heard from them
Jacobson stated he was not crazy about the voting system that is why he will not vote because his hand and signature is on the verification envelope. He feels people can retaliate he wanted to know why we cannot have a secret voting system. This system was explained to him just like the information sheet which was mailed with each ballot.

Take a proxy form if you cannot make the annual membership meeting or if you know of anyone who cannot attend.

Motion to adjourn was made by Joe and seconded by Kevin

