

Woodledge Village Community Association, Inc.
Board of Directors Meeting
October 1, 2022

Present were Jim Marsh, Joe Burke, Sue DeSanti, Tom Ryan, and Richard Dioguardi. Kevin Kelly and Brian Armbruster were not present.

Jim stated that the Board will not allow anyone in the audience to recording the meeting, if we find out this was done they will not be allowed to attend any board meetings.

Motion to accept the last 3 minutes, one was the September 3rd meeting and the other two were executive meetings – Sue made the motion, Rich 2nd this motion.

Correspondences: Tom- Received Donna resignation. Sue made a motion to accept it and Jim seconded that motion.

Tom mailed a letter to the De Groat stating they are being fined \$100.00 for the bathroom mess. Two letters read regarding the unofficial Facebook page that was mailed out to Brenda and Kristi.

Finance and Revenue: Sue –The QuickBooks balances as of September 30, 2022 plus interest. Dues and Care- \$ 79,459.18, Money Market - \$ 71,073.27, Special Assessment- \$ 55,608.45, Capital Improvement –\$18,143054, Petty Cash - \$60.10, and The Reserve Study CD \$ 72,117.30, The Board has a copy of the Bank Balances, Profit & Loss according to the budget, the Revenue & Expenditures and Balance sheet as does the public.

Officer Manager: Marie explained the reports. Tom R questioned the Loan as listed as a short term liability on the balance sheet. The accountant set that up.

Last year at this time we were \$11,157.20 more in the Dues & Care account but this year we are \$ 11,818.66 more in the Special Assessment account.

Fire Extinguishers were inspected and updated.

Contractor's signs and low clearance signs were ordered and delivered.

Received the audit in a draft form.

Roads: We sent out 5 road spec for the snowing plowing to Mc Kean, JML, M G, Construction Connect and Harker's landscaping. We received two back. John Mc Kean's bid was for \$ 28,000.00 and Harker's was for \$35.00 per hour and \$125.00 per ton of salt. After a discussion a motion was made by Tom and seconded by Sue to accept Mc Kean bid for \$28,000.00 but they wanted Kevin to call him to see if he could come down with the price. The call people will be Sue, Kevin and Marie.

Building and Construction: nothing to report

Lake/Dam/Marina: Joe – Joe from Ecological will spray the Dam will on Monday.

It was stated that it would be a good ideal to lock up your boats at the Marina since people are using other people's boats.

Trees: Tom – no permits are issued.

Clubhouse: Sue – said that she will check with Cathy regarding the Halloween party which is schedule for October 29th at 5:00 pm..

Marie was informed she was not invited to the Halloween party because she is not a member. Tom Ryan stated that Marie is not part of the Community BUT as an employee we have special relationships with her. This is a Board decision that Marie is invited to all Woodledge events and should have access to all Facebook pages. If anyone has a problem they should talk to the Board. Kristi stated Marie is on her page and you cannot tell people that an employee cannot go to an event, or be on a Facebooks since she has been volunteering and attending events for years. Kristi stated as far as the other Facebook page she removed herself from that page because it was toxic for her. Jim states we will be starting our own Facebook page which will be an informational page only not a social page. Marie will be the administrator and Sue and Brian who are Board members will be Moderators. He continues this Board and Marie on the Facebook page, we are business this isn't a private thing for the Community or personal. Marie stated It will be opened to the public for just business. It will be posted right on there that this is not a social page.

Jim stated that Marie is in charge she is the Manager of this Community as well as the Office manager and she can check on anything in this Community whether she see it on camera or in person. Marie is getting paid to do this. She checks on people who are not eligible to use the amenities because they did not pay their dues.

Kristi said people do not understand this is Marie's job to question people if they belong here. Jim stated "that he writes down plate # and gives them to Marie to check out because if they are going to steal your house then they are going to steals mine."

Kristi said when she was away her son thought there was someone in their house they entered through the basement, went out the front door so when you stop people to see it they belong here there is a reason behind it.

The Christmas Party will be coordinate with Forest Fire Company. Jim, Sue, Marie and Kristi will host it.

Hospitality: Sue There is a need for 4 more baskets, there is a basket that has to be delivered in the Hills but they are only here on weekends. The new family who purchased Leon Johnson came in and Marie gave them a basket.

Pool: The pool is closed and the repairs are being made. Jim thanked Jim B, Bill W, Joe B, and Kevin K. Tom R stated he offered to help but never got a call. Joe said he forgot and will call him next time.

Maintenance– Things still need to get done. A quote was received for \$250.00 for an additional camera in the hallway. The Board put this on hold they want to see what happens when the original camera is moved because a big stink was made about. It is not directed into the bathroom but because the hallway is narrow you see the bathroom entrance, you do not see the mirrors or the stalls only the garbage pail and towel dispenser.

Unfinished Business: - Elliot S property is in the works for the subdivided to Woodledge village association which should be approved by the Township next week. We receive a sale agreement to purchase the property for \$ 1.00. His third edit for the agreement is what the board agreed to. Jim signed the subdivision application for Lackawaxen Township. He was asked by the Board to explain this to the public. Elliott stated he purchased a parcel next to his other parcel which is not part of Woodledge. Since our basketball and a large portion of the shuffle board is on part of his property along with the concrete pad of the spillway, he is giving it back to us and we are splitting the expenses. Joe made a motion, Rich second it that after this agreement is approved by Attorney Magnotta this is final.

New Business: No meeting for November and the meeting dates for 2023 will be posted.

Public Comment: **President Marsh asked the public to be civil or the meeting will be closed.** All our advertisement is done through The Tri County newspaper.

Tom R stated that the long term loan should be on the balance sheet as a long term liability not a current liability. Anything after 12 months is considered a long term. The balance sheet is what we really need to look at. On the draft of the audit it is listed as a long term.

Tom R wanted to make a suggestion that at the next annual membership meeting that the Rules & Regulations state that any new buyer will pay dues at a different higher structure to improve our cash flow. He wants us to bring this up to our lawyer since people said this would not be legal.

Armand said he watched Joe and Kevin working on the pool. He feels this is not solving the problem because you fix this side and next year you have to fix the other side because it will be weakened. What happens if the pool collapses? Then you have no pool for the summer. His suggestion will add an assessment for a new pool.

Sue said how many assessments can we put it, the Lake, the Pool and how much will it go up? People here cannot afford it. She said she never read it anywhere that we even needed to have a pool.

Donna R suggests we get a dumpster, put it by the mailbox and built a little garage to enclose it. People do not want it by the mailboxes.

Amy L asked if we could see if we can get Mc Kean to come down with the snowplowing price. We will have Kevin K. talk to him about lowering the price since it is \$ 8,000.00 more than last year.

The next meeting is March 4, 2023

Jim made a motion to adjourn, Tom seconded this motion. All were in favor.