

Woodledge Village Community Association, Inc.  
Board of Directors Meeting  
September 2, 2023

Present were Jim Marsh, Kevin Kelly, Joe Burke, Sue DeSanti, Richard Dioguardi, Brian Armbruster and Elliott Smith.

Motion to accept minutes – Sue made the motion, Brian seconded this motion. Elliott wanted an addition put in the minutes stating that the Dues can be raised by a vote of 66 2/3 of the membership. He also voted no to accepting the minutes and the other 6 Board members voted yes to accept these minutes with Elliott's addition.

**Correspondences: Joe** - Marianne Vassallo and Diane Livingston sent emails. They were not in favor of spraying for gypsy moths. They wanted the Board to vote against it. Joe stated there is no vote on this. There was an email regarding who should be running the Official Woodledge Facebook page. Sue made a motion to take down our Facebook page and Joe seconded this motion. Our Facebook page was for information only and the same information is posted on our website woodledgevillage.com.

**Officer Manager: Marie** - There was 301 Special Assessment invoices that went out.

These invoices will be due October 1<sup>st</sup>.

Mailed out 59 overdue letters for Dues & Care. We received 12 payments, and 3 went on a payment plan. We still have 44 overdue accounts which 10 are houses and fairly newly purchased.

There are 88 lots in Repository 62 in Pike County and 26 in Wayne County. There are 4 lots are going up for Tax Sale in Wayne County on September 22, 2023 and 5 lots in Pike County on September 27, 2023.

Letters for overdue accounts will go out on November 1<sup>st</sup>. On December 1<sup>st</sup>, Marie will decide whether the overdue accounts will go to our collection agency or place a lien based on the amount.

Yearly independent audit by Williams Owen CPA is being worked on. The Workmen's comp audit is completed.

Office will be opened on Tuesdays and Thursdays from 10:00 am to 3:00 pm. as of September 12<sup>th</sup> for Marie to work plus her floater hours/days as needed. Sue made this motion and Brian seconded it.

There were 3 violations letters sent out and only 1 replied. Sue made a motion and Joe seconded the motion for Marie to send out follow up letter.

Mailed out 1 sympathy card this month, had the pool water testing stopped this week.

There was a discussion on Taxes in Wayne County. Kevin made a motion and Brian seconded to see about making them green areas. Marie will take care of this.

After a discussion a motion was made by Kevin and seconded by Jim to pay \$55.00 to update our articles of incorporation with the current Executive Directors who are the check signers.

**Finance and Revenue: Sue** –The Dime Bank balances as of August 31, 2023 are Dues and Care- \$ 77,069.13, Money Market - \$ 77,206.61 (which has a \$ 7,000.00 for the balance of the Tennis Courts), Special Assessment- \$ 15,151.54, Capital Improvement –\$9,247.96, Petty Cash - \$ 130.36. Wayne County Bank has the Reserve Study CD in the amount of 51,954.26.

The executive board has a copy of the reconciliation statements. All Board Members and public have copies of the Bank Balances, Profit & Loss, the Revenue & Expenditures and Balance Sheet.

**Roads: Kevin** –Warner Paving was contracted for 140 pot holes but he did 172 pot hole filled and seal coated all of them. There were 2 sections of roads paved. It was Ponderosa and Cedar Court.

The total for everything was \$ 12,800.00. This was taken out of Special Assessment account. The Board decided to talk to the plow guy regarding using rubber blade.

Jim wanted to let the public know that when someone complains, we take care of it. This is a low key development, he continued with if you want to spend a couple of thousand dollars a year for Dues just to change things that is up to you people. Jim stated we have to keep the Due the way they are that is why we have volunteers.

Elliott asked about the status of the clogged pipe on Covered Bridge? Marie said she sent a letter and will send a follow up one. Kevin said he will see if John will let him use his machine to see what he can do.

**Building and Construction: Kevin** - He issued two permits one for a deck and one for a roof. And signed a building renewal permit.

**Trees: Elliott** – Issued 3 permits last month.

Jim B asked if he needed a tree cutting permit to trim branches, Elliot responded no.

Elliott drafted a new Tree application. After a brief discussion, Kevin made a motion to update the Tree cutting application and Rich seconded this motion.

He also stated that there are no published guidelines that assist a tree committee member from potentially rejecting an application. He feels this is placing the committee member in a vulnerable position. He had 3 complaints to investigate. One was regarding tree cutting in the Meadows. After he produced a final report to the Board. No further action was recommended.

The next 2 complaints were regarding tree limbs along a community road. The neighbor complaint that this cutting was done on her property. A deal was negotiated between both owners.

Elliott gave his opinion that he would be pretty upset if a neighbor starting tree limbs on his property without prior coordination.

Kevin stated he gave him permission to cut the overhang branches because it was on the Right of Way of the road and no one owns the roads. This is between neighbors. Cassandra said he did not let them know he was doing this. She feels this is not between neighbors. She had her property surveyed.

Elliott recommends Easement/Right of Way tree trimming to be regulated by both the Road and Tree committee.

He engaged the community on Facebook regarding the infestation of spongy moth with the intent to give the community plenty of time to explore/share their opinions and treatment options prior to next Spring.

Elliott is organizing a DCNR Forest Health Program special to visit the Community at the Clubhouse.

Kevin stated on the DCNR site they state that you can kill the egg sacks with boiling water and white vinegar.

**Lake/Dam/Marina: Joe** –Stated that Joe from Ecological was here, the Lake was sprayed for Algae and the water was tested. We are waiting for written results but were told the water in the Lake is good.

Joe stated that the wood for the boat rack at the Marina was ordered and notice will be given for people to remove their boats. Members in the audience want to know why the notice is not going up now.

Joe stated because he wants to make sure we get the wood first. Brenda stated that the members should not be pushing the volunteers since Kevin and Joe volunteer so much.

Elliott said he received no feedback from the Board members regarding the Lake Committee scope which he presented to them at August 5<sup>th</sup> meeting. The next step for the Lake committee will be to prioritization and refine the Lake Committee scope.

**Boats: Elliott**-He registered one boat. There were questions on the process and intent of Boat registration. After a discussion no decision was made. This will be discussed when the R & R are updated.

Jim B suggested that we replace painting of numbers on the boats with numbered flags for easy identification.

Elliott said years ago only boats left at the Marina had to be numbered. He wanted to know about what boats need to be painted.

Tom Ryan explained the history of the Boats. Numbering boats that were left at the Marina was changed. All boats that are in the Lake must be numbered. Stickers were used but they used came off so that is why they started painting the numbers on. Jim made a motion that all boats must be numbered In order to be used in our Lake. Rich seconded this motion. All voted yes except Elliott who voted no.

If anyone is on our Lake, has no number on their boat they will be asked to leave. If you have company, they use their boat as long as you are with them as stated in the Rules & Regulation there are ok.

**Clubhouse: Sue**-Elliott has reserved October 20<sup>th</sup> and 21<sup>st</sup> for the Halloween parties, one for families and one for adults only. He added to call, text, Facebook him at 301 501-2676 if you are interested in helping with the planning activities.

**Hospitality: Sue**- was informed that we need 4 more Welcome baskets.

**Pool: Kevin**-The pool was enjoyed by all this year. Kevin stated the pool will stay opened this week due to the hot weather.

**Maintenance: Kevin** – Things still need to get done. The wood is ordered for the Boat rack and the Bridge. The BBQ shack still needs to be finished. Clean up needs to be done around the clubhouse if anyone has time including cleaning the clubhouse like washing windows, the bathroom and kitchen. The small pine trees on Chuck Foster Drive on the other side of the mailboxes need to be cut down.

Jacob is taking care of the front entrances.

**Unfinished Business:** After a discussion the Board decided not to accept credit cards due to the cost to the Community. Marie is still looking for a new Collection agency and a part time helper.

At the August meeting Elliott motioned for himself to volunteer and use his expertise to fill the vacant position of Recording Secretary while reducing burden to Marie, the office manager. His motion was not seconded and tabled. On 9/2 Elliott asked for the board's resolution on this tabled motion. Elliott made a motion again to nominate himself but he had no second.

Brenda felt Elliott is involved in to many committees. Elliott told her this is a Board decision Elliott stated he has the experiences.

Joe B nominated Brian Armbuster for the position of Recording Secretary and Kevin seconded this motion. The remaining Board voted yes and Brian was appointed. Recording Secretary.

**New Business:** - Jacob wants a sign by the mailboxes for people to close the box after taking out their packages. Brenda felt there is no need.

Robin J was thanked for the nice job she did with the mailboxes.

Martin McCaffery was introduced as the new resident on Elwood Court. He asked about the top of Ponderosa being paved. Kevin told him the bottom will be finished first that is the worst part.

**Public Comment:** - Robin was thanked for painting the mailboxes.

Tom R stated it was about 3 years ago that they said we would be trapping the Beavers every other this year. He was told the Board would go down to check it out to see if this is necessary. Tom has the guy's number who is licensed to do the trapping for us. He also stated that we have muskrats in our Lake.

Donna said she does not want to hear that her husband Tom wants to kill all the animals in the Lake

Elliott made a motion to adjourn, Kevin seconded this motion. All were in favor.