

Woodledge Village Community Association, Inc.
Board of Directors Meeting
August 4, 2018

Present were Jim Marsh, Kevin Kelly, Kristi Lauersen, Sue DeSanti, Tom Ryan, Richard Dioguardi, Cathy DeGroat, Shannon Guinard. Caroline Lodewyks, Malissa Kapschull and Bill Witmer were absent.

Motion to accept minutes – Kristi, 2nd Sue.

Finance and Revenue: Sue Bank balances as of July 31, 2018 are Due and Care- \$ 154,899.31, Money Market - \$ 15,754.11, Special Assessment- \$ 30,236.89, Capital Improvement –\$ 24,276.36 and Petty Cash - \$ 98.79. Board received a copy of the Balance Sheet, Revenue & Expenditure report and Profit and Loss vs the Budget. Friendly reminder letters, 30 day letters and Liens will be done after the Special Assessment payment is due. Collection agency people will be update with the new amount due. We have 16 in the collection agency, 2 liens one is being paid off and we have to add 2 more liens, 29 people on the payment plan. Pike County tax sale have 16 parcels going up. Repository we have 15 in Wayne County and 44 in Pike County. As far as the Dues & Care we had 32 people who did not pay besides the ones in the collection agency, tax sale and repositories. There will be 324 Special Assessment invoices mailed out on September 1st. The Board will help with this mailing on Friday August 31st.

Roads: Kevin/Jim Pot holes and paving will be the next thing worked on. The rain is holding us back on a lot of stuff. Cathy asked about in front of the Kapschull house will that be done. The Meadows are the list. Laura DeYoung sent a letter about the holes on Birchwood and the beginning of the road is washed away. It is on the list and all the roads are going to be addressed.

Building and Construction: Kevin Nothing to report, just one house in the Meadows is going in.

Lake and Dam: The Lilly Pad was sprayed for the second time. Tom Ruchalski sent an email thanking the Board and members for their hard work. He stated again he will give us a \$ 1,000.00 for the aeration of the lake.

Trees: Tom/Rich They cut down the trees by the main entrance. Now you can see the stop sign. Ponderosa Pine and Ridge View had trees cut also.

Clubhouse: Kristi- There will be 2 rentals this month. Clubhouse carpet was cleaned by Stanley Steamer.

Hospitality: Shannon We have one new owner Brian & Lorry Armbruster at 19 Cedar Ridge who need a welcome basket. She will buy stuff for the baskets and get reimbursed. A get well card will be sent to Joe Mulvey and Bill Witmer. A thank you card will be sent to Bill Witmer. She needs the addresses.

Pool: Kristi The pool will close after Labor Day depending on the weather. Kristi need volunteers to open and close the pool plus clean the clubhouse and bathrooms before the 2 parties. Kevin will open and close the pool. Shannon will clean for the party on August 11 and Cathy will clean for the party on August 25. Jim will do the garbage.

Website: Cathy. A new website needs to be built so we will do not have to pay \$75.00 for a secured site in addition to the \$ 203.00. It will cost us only \$ 100.00 to rebuild the site. They also questioned if we need the 18 pages. We will cut that down when the new site is being built. Cathy will do this for us and will talk to Go Daddy regarding this.

Unfinished Business: Received a correspondence from a security system. No one contacted them. We will make an appointment to talk to them. Received Joe's written resignation from May. We received a resignation from Bill Witmer. Jim made a motion to accept the resignation and Rich seconded this motion. There is now a vacancy on the Board that has to be filled.

New Business: County Waste informed us of a \$ 5.00 a month increase. Aqua sent a letter stating we have to have our backflow inspected now. The water bill when from \$ 900.00 to \$ 500.00 since the pool leaks were repaired.

Public Comment: Tom Ruchalski asked if anything is being done about the aerator. Kevin check it out, it would cost \$ 950.00 for just an aerator for just 6 acres area. The main problem is there is no electric there. He wanted to know if there is a plan forward. He was told yes. Next he wanted to know if there was a priority list for the repair of the roads. He was told all roads will be considered. We are going to start with the front and then work our way up. Donna Ruchalski wanted to know if it is allowed for parents to just drop off their kids at the pool. A child of 12 years old is allowed to be at the pool but not alone. Cathy DeGroat suggested we get an updated security system with cards that get swiped. We will be improving our lighting.

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