

Woodledge Village Community Association, Inc.
Board of Directors Meeting
April 7, 2018

Present were Jim Marsh, Kristi Lauersen, Tom Ryan, Kevin Kelly, Richard Dioguardi, Cathy De Groat Malissa Kapschull. Sue DeSanti, Caroline Lodewyks, Joe Mulvey and Shannon Guinard were absent.

Motion to accept minutes – Tom, 2nd Kristi.

Finance and Revenue: Tom/ Marie

Dime Bank balances as of March 31, 2018 were Due & Care- \$ 91,500.17, Money Market - \$ 15,740.27, Special Assessment- \$ 27,490.94, Capital Improvement - \$ 23,329.55 and Petty Cash \$ 102.47.

Tom stated at this particular point with 2 months to go, we are in pretty good shape but we have a lot of things facing us so we are not that far off in the long run.

The Board and public received a copy of the Balance Sheet, Revenue & Expenditure, and Profit & Loss Budget vs Actual.

We have in Pike County 13 parcels and 4 in Wayne County up for tax sale for the year of 2017.

Building and Construction: Jim Marsh – Nothing to report.

Roads: Jim – Marie will contact FEMA to see if there is help with clean up. The roads got pretty much torn up this year. Only the black top held up. The Tar & Chip in a lot of places got torn up.

We can't handle everything that is coming at us because we do not have the revenue.

We advertised for the landscaping, 3 people requested the spec. Only 1 bid was received. After a discussion Kevin made a motion and Kristi seconded the motion to awarded JML the contract in the amount of \$ 2,250.00 for approximately 10 cuttings or as necessary. There will be a discussion with him concerning other work.

It will be posted that property owners are responsibility for their own tree clean up.

The docks need to be pulled out. Kevin will get Tyler to weld the dock for us.

Lake and Dam: Jim – will be cleaned up.

Trees: Tom/Rich- will check out the situation for the Tumolo's property. Pictures will be taken.

Clubhouse: Kristi –Cathy made a motion to purchase 2 more tables, Kristi seconded this motion. Easter party was held and enjoyed by all. Cleanup day will be Sunday, April 22 at 11:00 a.m.

Hospitality: Shannon –received a book of stamps.

Pool- will be checked out regarding the leaks/repair/replacement. The water testing contract was tabled till we see what is going on with the pool.

Maintenance: The list needs to update. Kevin will take over the maintenance committee. There was a discussion on hiring a handyman on an as needed basis. It was stated we do not have the money.

We are working with the insurance company. We have a \$ 1000.00 deductible and we will only get \$ 500.00 to clean up the debris plus the fences replaced. We are still waiting for estimates.

We will contact Tigue for an estimate for the Tree clean up.

Unfinished Business – April 26, 2018 is the cutoff date if anyone is interested in running for the Board. We have 5 open positions.

Articles are needed for the newsletter. A motion was made by Rich and seconded by Kristi to charge \$ 30.00 to advertise a business card for the year. Cathy will try to get ads.

Attorney Briechle sent a letter regarding the Wallace estate. A motion was made by Tom and seconded by Kevin to contact Attorney Magnotta about this letter. Marie will send a letter stating the Board is not interested in taking back the property and we will ask just for the past Dues/Care and Special Assessments.

Pike County sent a certified letter regarding the property in the Meadows that Woodledge owns and is letting go. This lot does not perk.

According to the insurance company it is not in our By Laws to provide security. We cannot approach anyone. We can do Neighbor Crime Watch but we have to contact the property authorities to handle it.

Joe will be contacted to see if he plans on running for the Board.

A letter need to go out to John Martins concerning garbage cans on someone else property across from his house. Cathy made the motion and Kristi seconded this motion. They are County Waste cans.

New Business –QuickBooks payroll needs to be renewed.

Tom was given a copy of our renewal insurance policy to see if changes need to be made

Pocono Farms Country Club offering a special price membership for their club. The board was not interested.

Motion to adjourn Kristi 2nd Rich