

Woodledge Village Community Association, Inc.
Annual Membership Meeting
July 7, 2018

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

Absent was Caroline Lodewyks and Cathy DeGroat, but we have their proxies.

We had a quorum to hold this meeting between the people present and the proxies.

Motion to accept the two sets of minutes from last month's meeting was – Tom, 2nd Sue.

Finance and Revenue: Tom -The Dime bank balances as of June 30, 2018 were Due & Care- \$ 91,431.14, Money Market - \$55 753.56 –(accurate balance is 15,750.12) because \$ 40,006.44 is pre-paid dues), Special Assessment- \$ 31,236.76, Capital Improvement –\$ 24,168.38 and Petty Cash - \$ 98.78. Board and the members received copies of the Balance Sheet, Revenue & Expenditures and Profit and Loss Budget vs Actual. We ended the year in good financial shape.

Marie- The 2018 mailing for Dues and Care was done. We have 566 parcels which consist of 135 Houses and 431 lots. From July 1, 2017 to December 31, 2017 there were 4 houses that changed owners and January 2018 to June 30, 2018 there were 6 houses that changed owners. There are so far 23 people on a payment plan, 2 liens, and 5 more going into collection besides the 14 already in collection. In Pike County there will be 12 more going up for Tax Sale. We are waiting for the list from Wayne County. Between both Counties there are 62 lots in Repository.

Roads: Jim –stated they are in bad shape. We will be taking care of them by the end of the summer. Larry in Meadows stated there is no modified left on the roads in the Meadows. They will ride through the community to see what is the worst that need to be done.

Building/Construction: Jim – There is one house in the Meadows.

Lake/Dam/Marina: The Lilly Pads was sprayed the end of June and will continue to be sprayed throughout the summer. We are also going to treat the alga. John P stated that the seeds will regrow in three to five years. He asked how much they sprayed. We did not know. Mike G told us the launch by the Marina is deployable. We will get a price to repair it and do the work and he offered to pay for the material plus pay to take the big rocks out. Tom R asked about the repairs on the Tennis courts and Basketball courts. He was told that this was contracted out in May but it will not get done until the middle of August. He continued with we need to attract people into the Community. He was told the fence will be replaced in August. He also complained about the lake be shallow by his house, he was informed that DEP made us take out a board. There was a discussion regarding the aerating of the Lake. We will check into it to see what is involved and needed. Tom R stated he will give us a \$ 1000.00 donation towards the cost.

Trees: Tom- There is a lot of damaged trees around. His neighbor had a tree fall on her house this week. The top of the tree was cut down. Ed P told us during the storm tree came down and damaged his dock. He was informed to just replace the dock with the same size as the original one.

Clubhouse: Kristi- There was underage kids by the BBQ shack parting, fireworks on the Lake, garbage all over. We found ID for one of them so they were tracked down. Kevin and his family picked up 7 bags of garbage from the mailboxes all the way to the Lake. We will do better cameras and lighting. We found glass and needles all over the area. Anyone sees a fire call the Fire department or kids call the Police. We put it on social media that the police will be called. A curfew was discussed.

Hospitality: Shannon- Baskets were given out a get well card and sympathy

Pool: Kristi - The community has not been being cleaned up. There were tables and chairs in the pool, garbage all over and toys.

Election of Board of Directors. There were 4 vacant seats and we had 4 candidates, **Sue DeSanti, Rich Dioguardi, Cathy DeGroat and Bill Witmer**

Members were asked to leave so the Board could elect their Executive Board.

Meeting was called back to order.

The 2018-2019 Executive Board of Directors are **President - Jim Marsh, Vice President – Kevin Kelly, Secretary – Kristi Lauersen and Treasurer- Sue DeSanti.** These will be the check signers for the Woodledge accounts. Jim Marsh and Susan DeSanti who are father and daughter will not be permitted to sign the same check.

The committees are as follows:

Roads – Jim and Kevin.
Building/Construction- Bill and Kevin
Lake/Dam- Rich and Jim
Trees- Tom and Rich
Clubhouse- Kristi, Sue and Malissa
Hospitality – Shannon and Cathy
Pool – Kristi and Kevin
Maintenance – Kevin and Jim

Jim as president who will be on all committees. If anyone would like to volunteer to help out on a committee just contact the office.

Unfinished Business: None

New Business: A motion was made by John R to accept the 2018/2019 Budget. John P seconded that motion. All in favor

A motion was made by John P to approve the Road Special Assessment for the 2018/2019 year. Gordon W seconded this motion. All in favor

Other New Business: Kristi made a motion to reappointed Attorney Anthony Magnotta, Jim seconded this motion. Kevin made a motion to continue using the Collection Agency Sue seconded this motion. Sue made a motion to continue placing Liens on properties, Tom seconded this motion. The board agreed to only give one donation a year to the Lackawaxen EMS.

Public Comment: There was a discussion on the Lilly Pads again, upgrade security cameras and lighting because of all the underage drinking and fires along with the vandalism, the dock, the ditches and snowplowing cost.

Motion to adjourn Jim 2nd Kristi. All in favor.