

Woodledge Village Community Association, Inc.  
Board of Directors Meeting  
September 1, 2018

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

Kevin made a motion to appoint Larry DeLaRue to fill the vacancy on the Board. Kristi seconded this motion. All were in favor.

Motion to accept minutes – Sue, 2<sup>nd</sup> Kevin.

**Finance and Revenue:** Sue The QuickBooks balances as of August 31, 2018 were plus the interest which was not posted due to today being September 1<sup>st</sup>. Due & Care- \$ 147,268.13, Money Market – \$ 15,754.11, Special Assessment- \$ 29,959.89, Capital Improvement –\$ 24,276.36 and Petty Cash – \$ 88.19. Board and public also received a copy of the Balance Sheet, Revenue & Expenditure report and Profit and Loss. Kristi made a motion for the office to go back to winter schedule, Tuesday and Thursday 10:00 to 3:30 with the floater day as needed starting next week. Sue seconded this motion.

**Roads:** Jim Marsh – We are waiting for one more estimate to get the roads/pot holes and ditches done. The board will meet when the second estimate comes in.

The Reflectors for the speed bumps will be installed.

We will be doing the advertisement for the snowplowing, specs will be mailed out. Bids will be opened at October 6<sup>th</sup> meeting.

**Building and Construction:** Jim Marsh - Nothing

**Lake/Dam/Marina:** Jim Marsh - The Lilly Pad will be sprayed in September.

**Trees:** Tom – felt we should post something regarding trees cut down and placed the logs at the curb so people can take them. This will be done.

Kevin got 2 bids regarding cutting trees and trimming them. One was for \$ 3,000.00 and the other was for \$ 4,500.00.

Cathy made a motion to take the \$ 3,000.00 estimate to cut down the tree at the mailbox and the one by the pool area, and do the trimming later on. Jim seconded this motion.

**Clubhouse:** Kristi- There was 2 rentals in August.

The Halloween party will be held Saturday October 27<sup>th</sup>.

The Christmas Party will be announced next month so it can be coordinate with Forest Firehouse.

There will be a memorial at the clubhouse on September 29<sup>th</sup> for Judy Haney.

**Hospitality:** One welcome basket was given out. There will be two new owners.

Sympathy cards were mailed to Marge Corbett for her husband John and Kim Christie for her mother Judy Haney.

**Pool:** Kristi - The pool will be closed September 10<sup>th</sup>.

The repair will be done in the early spring weather permitting.

**Maintenance:** Kevin – We covered the trees.

Kristi made a motion to get the chimney cleaned and get a price for the flashing and repointed. Jim seconded this motion.

After a discussion Kristi made a motion to get 6 new security cameras for \$ 5,900.00 plus the

\$ 130.00 motioning each month and the TV for the cameras. They will do all the reporting and calling to the State police.

Other areas will be done in the future. Cathy seconded this motion.

Magnotta will be called about signs to be posted regarding the video is being done. Replacing the gutters will be put on hold.

**Website:** Cathy will get in touch with go daddy to make a new website.

**Unfinished Business:** The audit is almost done.

Special Assessment invoices were mailed out to 321 owners.

The backflow test was done and passed.

**New Business:** Attorney Magnotta send us a letter regarding Bill 595 Governor Wolf signed into effect regarding an Alternative Dispute Resolution. Steve Jung volunteered to be on that committee. Next month's meeting the Board will appoint all members of this committee. Attorney Magnotta replied to our Accountant requested regarding the Community. There are no lawsuits pending for the Community. There was a problem with our lawn service people. The people doing the mowing were speeding in the community. JML will be notified of this. Dave Robinson wanted to know if he could help us with our Workmen's policy. The Board wants to keep the policy with the State. Received a letter from Pyramid Healthcare Inc. regarding their new service, Hawley Outpatient Drug & Alcohol Treatment Center. This will be posted. Regarding the Estate Sale/Auction they need to supply the Board with a certificate of insurance for the day of the sale. If we have an interest there will be a yard sale October 6<sup>th</sup> & 7<sup>th</sup>. It will not be advertised. It will be \$10.00 per table. Cathy will handle this.

**Public Comment:** A complaint about the pot hole in the Hills. It is on the list.

Cathy made a motion to adjourn and this motion was seconded by Sue.