Woodledge Village Community Association, Inc.

Board of Directors meeting

October 5, 2024

Present was all Board of Directors

Sue made a motion to accept the minutes as presented. Robin seconded the motion; all were in favor.

Correspondence- Elliott – Reported on the Zoom information from other Associations that he and Robin researched. The report is on file. Received a letter from The Lackawaxen Fire Commission asking for a donation. Kevin made the motion to give $100.00 donation to Forest Fire Company direct like we always do. Joe seconded this motion, all in favor.

Office Manager – Marie - The yearly audit is still being worked on. The workmen’s audit is complete. We were over charged so we have a $ 300.00 credit. The fire extinguishers need to be inspected for the year I will call them. We have 26 overdue accounts from the Dues & Care in the amount of $ 9,613.47. They will get a letter informing them that they're going to go into the collection agency. We have 13 in the collection agency nobody paid yet in the amount of $10,304.62 There are seven people that didn't pay the correct amount so they owe us $ 1,328.27. On a payment plan we have 17 people that owe us $16,162.50. We still have 38 payments that didn't pay the special assessments last year, which was another 15,863.50. As of October 7th, the office is going to be open Tuesday and Thursday, by appointments only plus I'm going to keep my floater hours and days which means I come in when I need to catch up on work so I don't know if you need to make a motion on that change? Kevin said whatever.

Finance and Revenues – Sue – As of September 30, 2024 the Dime Bank balances are Dues & Care - $88,390.66, Money Market - $ 44,988.49 plus the $ 7,000.00 for the Tennis courts. Special Assessment $ 34,679.12, Capital Improvement $ 13,105.51, Petty Cash $98.42. The Wayne County Bank as of September 30, 2024 for the Reserve Study CD in the amount of $ 69,708.65.

Roads -Kevin - I never got called back by Jimmy Gifford, I don't know if he's in business anymore because all his trucks are done out of the building on RT 590. Wayco never called back. Kevin will meet with Warner to go over some of the potholes and a couple areas that may have them pave over a little bit just to get rid of some of the deterioration on the roads. We have the contract from McKeen because where was a two-year contract last year. He's going to plow for the 28,000.00. Kevin, Sue and Marie will be the only ones that will contact Mc Keen. If anyone has a problem with the road called Sue or Kevin and we'll take care of it.

Building & Construction – Kevin -- We have a couple of houses that a Stop Work Order will be posted on their houses. Because they are behind on their Dues and Care do not have the outside done within the six months. Some have to have building permit renewed for $100.00. A screened in porch has to be approved.

Trees – Elliott – Three was 3 permits. Waltermeyers got a permit. Patty Jung wants someone to go to her house to see dead trees. Elliot asked if she had provided application Marie told him no. Bari Fisher

Lake/Dam/Marina -Joe – He read the report from Ecological which the full report is on file in the office. Planktonic algae were not visible in the water and water clarity was 2.1 to determine whether a substantial allergy treatment is required overall the result of the water chemistry analysts indicated that the lake is in good condition.

Boats – Elliott - said its Cookie’s boat I’ll check and see if it was registered. There was a suggested to put them on E-Bay. Question to Elliott was when are we going to auction them off as we said at last month’s meeting because Marie has 6 people that are interested. Kevin said they are worth more money than you think. You have to have it registered if you put an electric motor. Elliot likes putting it on eBay to sell. Kevin said to ask our attorney regarding this. Brenda wants to be on that list of people interested. Kevin said those Boats are not cheap. They could have a value of $ 1,000.00 .

Clubhouse – Sue her daughter’s wedding is next weekend. Elliott is doing the Halloween party and Robin is helping him. This Saturday October 26th. We are still waiting to hear from Forest Fire Company about the date for the Christmas party. Regarding Forest fire company Kevin made a motion to donate $100.00 to them and Gregg seconded this motion.

Hospitality – Robin, Marie said she wants the people on Clubhouse & Hospitality to take over the clubhouse rentals. This is regarding parties and the pool in the summer. Marueen Kelly volunteered and cleaned the bathrooms this summer. It was suggested to get a cleaning person in and charge the rental $50.00. This is not necessary because someone did not vacuum that good or left things not in the way they were before the party. We charge $200.00 for a rental $100.00 for the rental and $100.00 for a deposit if something gets broken. Some people throw their garbage in the bathroom and they put their diapers instead of taking their diapers with them. Why should we hire someone when we have committee people.

Pool Kevin –is closed and winterized. Best year they every had with the pool this year. The septic will be pumped next year

Maintenance-Kevin Covered Bridge sign will be put up. The Bridge 5 miles an hour will be posted. He got the hot water tanks for bathrooms and 4 new faucets for the bathroom that are donated. He also got the base for them. They were about $4000.00. Someone asked if they were commercial and he said yes

Unfinished business Fishers retaining wall was discussed. She is getting permission to cut 10 dead trees. The other 10 depends on the retaining wall. She needs to replace a minimum of 10 trees. An engineer to do the plans for the retaining wall. She needs a building permit from us. Elliott told her this.

Elliott and Robin did research and put together a draft regarding the virtual zoom. Pro and con. Steven feels it is not accurate. There are two different sets of rules on the procedures. He continued with we do not have an IT support, you know it's all that regulations, practices of the code of conduct so there's two that need to be developed so the code the code climax could apply those boards to the members because one of the things that's offered is a microphone to use and it's going to be you know based upon past meetings it's going to be a temptation use that OK what's the trigger what's the threshold right there so on the procedures and the code of conduct that were sensitive things discussed in June when someone decided the number of bits for roads and he just brought forth tactical human sense of it, you know that information has to stay within the community so whether the safeguards to keep it within the community it's not somebody who's outside watching at the same time or and what are the procedures about access to the recorded. The IT support dictates the security policy we don't have a universal security policy we don't have that kind of architecture you know. Elliott said he would donate his lap top to the community for this.

Brenda said she will supply next meeting her information. I mean I could use that for the conservation district. How do you set it up right because I don't want my bank account stepping into. There is still the question how much is this going to cost.

Kevin said we have two swimming pools outside we don't have a real first aid kit in this building. We should have two automatic defibrillators; we have no sign saying where any first aid kits are. W we have no signs on anything about this building is one of the worst buildings for safety. We got to upgrade the bathrooms we don't have ADA compliant paths. We have a ramp out front that is not ADA compliant. The bathroom doors aren't wide enough, so you wanted to spend money on TV, cameras and whatever else when we've got other expenses, our roads are shot. People in this community know that is how we have to live here full time. Technology is the best in the world and offer the most dangerous. What's wrong with the conference calls. Exactly that's what I was thinking conference calls. FaceTime apps doesn't have to be where anybody sees your face anybody can come into the meeting and we don't see their face

New Business We will be posting the dates for the 2025 meeting The Board made a motion to start our 2025 meeting on April 5, 2025. There's no March.

Public Comments - Brenda asked the question if we did anything about the higher interest rate. Sue told her no. She wanted to know if we could put signs up for no hunting. This is in our rules. Also, she wanted to know about the firearm. Joe said he practicing in my yard sometimes I have a target outside and makes sure that nobody can't see behind me. This is a $300.00 fine if you are 100 within a house.

Brenda wants to talk about is a fundraiser for North Carolina. Monday and Tuesday are collecting food and water and cleaning supplies in Honesdale. She suggested we put out a suggesting box.

Steven said we got a year of accounting, the roads are in poor shape, the gypsy moths are going to come back, we had 26 people I don't know 15% of our residents aren't paying their dues and assessment. So, what I want to do is make a motion or a suggestion to the board that they used the winter recess to propose this strategy to the community for how we're going to proceed according to the things we have and what we're going to do to get priorities, obviously the roads and getting this place up to snuff.

Elliott said last month we spent a lot of time on the Trees. He proposed that every month starting next year we spotlight on all the committee, just to kind of share views, much content to share information community that's focused on. We don't have much over the winter break do you

Kevin said there's nothing to discuss on the roads. We need about a million to do the roads you got it?

Steven said he see the shuffleboard, the tennis court, you see the basketball court you see the pool but there's no clear explanation in a minute. The spotlight idea that one of the points was discussed but there's no context we need the community needs the context for what's going on. He did not think having the spotlight in meeting is the answer. It boils it down to a plan and it is missing in contexts, that's why I'm suggesting that during the break even if you don't work at all out of all at once this is what we're up against, probably not going to solve it and if anybody has any kind of idea at this point you know other than having this meeting I didn't know it was going to be a big number but I didn't know it was that bad. I think Kevin hit the nail on the head over the winter my opinion we should concentrate on this place. OK get that all ready and set up as best we can for next year, we don't have to worry about the roads for a few months I know Keven replied I got the guy coming and he'll take some spots so people just got to go a little bit slower.

Theresa said with the winter coming why do the pot holes.

Kevin said because of the salt. He mixes it in with the anti-skid

Theresa did not know we use salt up here. Kevin adjourned the meeting Gregg seconded this motion