Woodledge Village Community Association, Inc.

Board of Directors Meeting

April 5, 2025

Present was Kevin Kelly, Joe Burke on the phone, Sue De Santi, Greg Foster, Elliott Smith, Rich Dioguardi, and Robin Jacobsen.

Sue made a motion to accept the October 5, 2024 and the March 22, 2025 minutes as presented. Rich seconded this motion.

Correspondence: Elliott read the many correspondences relating to the electronic filing of invoices, receiving payments, voting and zoom and virtual meetings.

There was a letter in Favor of short-term rentals to make money.

A complaint letter regarding a neighbor’s dog barking for hours and leaving a fire unwatched. Elliott will send a letter to inform them of a complaint.

Greg made a motion to make a $25.00 donation to the Lackawaxen EMT and Robin seconded this motion. We give them that every year.

Office manager: Marie we are putting the contracts on hold from the Owens Accountant, JML Landscaping, Ecological. The only contract that will be signed is John McKean for snowing plowing in the amount of $28,000.00 for two years.

QuickBooks was updated over the winter to QuickBooks Pro 2024 and the computer was cleaned up of all viruses.

Mailed out 3 sympathy cards for our members who lost family members.

Repository & Judicial lots are Pike County we have 58 lots and Wayne County we have 4 totaling 62 lots.

We placed 9 liens on properties and 5 were houses.

Finances – Sue reported at the Dime Bank our Dues & Car account has a balance as of March 31, 2025 was $36,787.04, Money Market was $30,073.79 plus the $7,000.00 for the Tennis Courts, Special Assessment was $50,451.48, Capital Improvement was $14,798.33 and Petty Cash $68.93.

The Wayne County Bank is our Reserve Study CD has $69,708.65. Interest will be posted when the CD matures. (May 14, 2025)

The Board and the public have a copy of the Bank balances as of April 30, 2025, Revenue and Expenditure, Profit and loss vs the Budget and the Balance sheet.

Building & Construction – Keven stated we have 4 houses not completed.

Roads – Kevin said he was riding around and we have some pot holes. Nor all the roads are in bad shape but we do have some. Cedar Ridge and Covered Bridge are Tar & Chip not asphalt.

Trees – Elliott issued 2 tree permits and I is in the process.

Lake – Joe said he did not talk to Joe from Ecological but he did send the 2025 proposal which will also be put on hold.

Clubhouse -Sue/Robin two rentals this month, clubhouse will be cleaned.

Hospitality – Robin/Sue Marie gave a welcome basket a new owner.

Pool – Kevin we don’t know what is going to happen if the pool is going to open. Ordering chemicals are being put on hold. Greg Foster stated that he wants the pool open and he don’t care if he has to go around and collect donations to open the pool. He said this as a resident not a Board member.

Maintenance – Kevin said he has hot water heaters for the bathrooms that he has to install and new faucets that were donated.

Unfinished Business -PA nonprofit code system bylaws must be followed since our by -laws does not state a year term.

Anyone interested in running for a Board of Directors position Complete the Nomination application forms and submitted it to the office no later than May 12, 2025. The By-Laws did not have to be registered with the courthouse now they do.

There is a concern about the speeding. People are out walking, and children are playing. This has gotten out of hand. The roads are posted. There is ae white car vehicle that constantly speeds on Covered Bridge. If anyone can get a plate #, we can do something. It was suggested to put up more cameras or more speed bumps.

It was brought about the ATV with no flags. They think that these are coming from outside the Community. Everybody who has an ATV is supposed to be registered here in the office. If it is your guest you need to be with them and say I'm the owner.

Donna questioned regarding liability if they have friends here and the short-term rentals? She was told some people down to the lake down to the pool in here they go swimming, what happens if they drown or get hurt. We encourage people from doing certain things. We spoke to the lawyer and he said you cannot say No to short term rentals. Tink Wig just lost a court case from trying to stop them. The house at 104 Cedat Ridge they used to rent out and one time they rented it out they had kids down here on the loading dock. They were jumping up and down and they put a hole into the pontoon. So, we had to pull it out and get it repaired.

Tom suggested we take a hold off the $7,000.00 for the Tennis Courts and put it in the general account to use for other things. The reason the Tennis Courts were not finished was because we did not have the rest of the money to finish it. It was stated that now there is a new Board who did not vote for it, so moving forward that is just now realizing that we have a financial problem. They have an ability to make a motion to say that $7000. should be freed up to be used for other things that are more questionable. Tom asked how much we already spend on the Tennis Courts? It was stated $8000.00 to remove all the trees around the Tennis Court. He felt the community never voted to do the Tennis Courts or he don't remember voting on that, he felt the Board made that decision. He wanted to know how many people requested it and what percentage of the community wanted it?

Greg stated that we are blessed to have these amenities. This is what people brought in here for. He wanted to keep all the amenities.

Moving forward problem with the development of with the allocation for the money at the October 2024 meeting nobody raised the question regarding money problems. The board right now has the right to raise the Care due to the cost of living every year but we do not. We do not need a vote for that.

Tom asked Sue the Treasurer why wasn’t this discussion had three years ago? The question again how could you have not recorded that some delineated in the past where we had thought we usually should have known that we had this problem coming. Sue replied the last four years information that we had we were able to keep up. Now it actually just caught up to us. The accountant said in January that the association, he looks at it black and white you know receivables payables that in order to ensure that the association is able to meet its operational functional needs and maintain sobriety and future people to amend that the dues increase be considered by the board of directors and memberships are the result of the necessary increases. Reading expenditures due to overall increasing prices increasing and inflation interest rates and regular dues increase was offset properly on the others are slight increase, or continuing to go to banks for loans operating deficits year after year.

Dennis felt it was not fair the way it was done. Many people have a house and more than one lot. He wanted to know if this does not pass is there a plan B He was told yes.

Tom said according to him he is a former CFO CEO, and he would be fired on the spot if I came up with a statement like that I don't understand why it's now that we're not going to buy chemicals for the pool because we are reliant on the membership to the vote this increase in that means that we have a problem many years ago and weirdly and you advised us that's why we've got to figure out that we've got to think we got to pay it doesn't make sense. I've brought this up why is it the inflation factor being employed up especially after the announcement is that we want to keep things the same well that means that you are allowing this big nut that now we all have to deal with it to occur because it's about the increased. If you are saying you are not going to order chemicals for the pool.

Greg said I don't like the idea of a $300.00 bill coming in for each piece of parcel either but there are things that we have to address now we definitely have the need of having the extra money. Whatever it is that's the whole reason is we are not looking to just put a band aid on everything. He said his mother and Patty Strasser use to buy flowers with their own money and plant them at the front entrance. Just like Robin painting the mailboxes and Maxwell put in the wood chips along with Tom, Donna & Theresa doing the painting and Mike and Carolyn helping with the Christmas decorations and cleaning up the Hills. He said as a resident the pool will open and he will get donations to do this.

There were some members that would like to get together to discuss the increase of Dues. They will report back to the Board at the May 3rd meeting.

We will have an annual community clean up day on Saturday May 3rd after the meeting. Robin will be in charge of this.

Kevin made a motion to adjourn the meeting and Rich seconded this meeting.