Woodledge Village Community Association, Inc.

Board of Directors Meeting

August 3, 2024

Present were Kevin Kelly, Joe Burke, Sue De Santi, Gregg Foster, Elliot Smith, Rich Dioguardi and Robin Jacobsen

Motion to accept the minutes of last month’s membership meeting was made by Elliot with his corrections. Elliott said that he anticipating more trees beings cut down because the Ash trees are dying. There were 2 more boats in the pile that were identified. And then during the membership section he want to make sure that he stated that snow removal is a maintenance and should not be paid from Special Assessment. After a brief discussion it was stated by Kevin this has always been that way. This was an observation by Elliott. This was not put in by this Board, it was done 20 years ago and the people accepted it. Just leave it that way This motion was seconded by Rich.

Correspondence. – Elliott received a donation request from Hawley Fire Department. We donate $100.00 to them every year. Kevin made the motion and Sue seconded it. All in favor.

There's a summer 2024 edition of the LHTC broadcast newsletter. We'll post that newsletter.

For the board member elections, we received a ballot back postmarked 9th.

Diane L e-mail a letter concerning a car up on jacks. Kevin went to check it out it the car was gone.

Finances & Revenue – Sue the Dime bank account as of July 31st are Dues & Care is $95,961.47, the Money Market is $51,949.42, Special Assessment is $ 17,843.96, Capital Improvement is $12,577.05, Petty Cash is $113.74. The Reserve Study CD at Wayne County Bank is $69,708.65.

Office Manager – Marie I am in the middle of preparing for two audits, one starting on Monday and one starting the following Monday.

We have 15 people on the payment plan and 3 are not paying so they received letters.

I added the late charge and the finance charge to the overdue account. I mailed and emailed letters, 50 letters for friendly reminders of people that didn't pay their Dues & Care. I sent out 22 letters for people that are going to the collection agency, which I will doing on Monday.

I forgot to tell you; one thing OK. I missed one meeting years ago. And it was crazy when I came back. Things were done and said that wasn't supposed to be said or done. And I swear I never miss another meeting. Well, my great granddaughter was one years old and I missed her birthday party because I had to do the annual membership meeting. But now? I'm not going to be here for the March meeting because my oldest grandson is getting married and I'm going to Arizona. I will close the month out a few days before. You guys will have everything you need for the March meeting before I leave. Promise me you're not going to say nothing/make statements that you're not 100% sure, right?

Roads – Kevin received estimates from Warner Paving to do one phase on Ponderosa would be

$ 17,434.00 That's from Juniper to Elmwood. Elmwood to Cedar Ridge was $ 28,780.00 The other one was from Cedar Ridge to Woodledge East Lake that is $ 21,068.00. It does not look like we're going to be pave this year. For the pot holes, to fill 155 holes, he wants $ 7,220.00. This is the first time I've seen that kind of numbers for pot holes. It's always been $ 2000.00 to $3000.00 to do them. Someone asked if he contacted other companies for estimates? He replies, yes, I called Wayco and Giffords blacktopping and left messages. Either one of them got back to me. The last time I called them guys took me about 3 weeks before they even called me back. But they're probably going to be more because if he's had $2.17 a square. They probably have $4.17 a square. And the tennis courts he wanted $ 18,960.00 just to pave. But we don't have that money. We only have 7,000. 00 for the tennis courts. Maybe next year the price will come down, if oil comes down. But we can do something with the tennis courts this year, just clean it up.

Building & Construction – Kevin stated as far as I know we have nothing except for the one house up on the Willows drive. He got his foundation in. What is his name? Muhlenberg. That is Parker Elliott C

Send a letter to Caruso, tell him he has to clean up the construction site, it looks like crap. His building permit is also expired so is crucial. Marie stated she already sent that letter out, got no reply. Jacobsen asked are you guys looking at property that needs to be cleaned up? Because take a look at the house right next to it the 1st to the homes that you see when you come in the entrance. Kevin replied the kid has his problems. The parents came in and took over things and it's in the process. As far as the first house, they cut the grass last month. They don't live here all the time. They were here this week. Somebody said they had some work done on the House. They took the propane away. There's no heat.

Trees Elliott -This past month, one in the process. Wait for the contractor’s permit.

One person cut a tree without a permit. Alright, so how is tree handled? That's $100 fine for one tree.

Who was the contractor? Did they have a contractor’s permit?

Samual Weisman stated my neighbors having work done and I asked them to come look at my property but Elliott was no available at this time. So, I had them cut down the tree. I will pay the fine. We have a tree committee that is only one person. So that's one of the problems that we want to eliminate so this doesn’t happen again. So, number one is Kevin being the president. He's does everything, but it's now going to be Elliot and Greg on the tree committee. The contractor was Fucci. Marie said he has a current contractors permit with us.

Lake/Dam/Marina -Joe – The Lake looks pretty good. The last time we tested the testing out there was no toxic algae. Marie said, she was told by Martin V, he also went out and purchased the kit himself and tested the water, there was no toxic allergy. Elliott said, Mark, explain it to me. It's kind of like a totally test Marie asked is that something you keep using over and over or it's a one-shot deal? You use it once. Mark also accepted the invitation from the Lake committee. He comes with research information. Elliott suggested we have somebody here that is an expert on the lake. He was informed we did have Joe from ecological here a few years ago her and he explained about the different lily pads and other things regarding the lake. Elliott asked if we have the water sample report? Joe replied No, we did not ask him to take a water sample when he came out.

Brenda said that last year she complained and asked the board not to allow turtles to be taken out of the lake, because what they do is they make the water go around, they clean the lake, they eat the snakes, and they eat mosquitoes. She counted 13 traps around the Lake. She said she did her research and called the conservation, and they said in several states have outlawed taking the turtles out of the lake. I like to know if we are committing the turtles be removed this year from the lake because I've seen many snakes. Kevin said, we told them they couldn't do it. Joe said that he went out and stop them and there were empty traps when they were leaving. Kevin stated no, we did not give anybody permission to go out. If they're traffic illegally, they'll be taken care of.

A few people are interested about the abandon boats, and I told them wait until the end of September. Brenda asked if we tried to contact anyone and she was told Elliott made phone calls and nobody claims them. Kevin asked Elliott if he ever spoke to the people that have the boats over here by the fire hydrant? He does not know who owns them. There are two or three folks over here on side of the road. We have a Marina. They could put them boats on the rack. I don't know who they are, but maybe the people across the street, I don't know.

Clubhouse – Sue There’s one rental this month.

Hospitality – Sue We need four more welcome baskets. Marie asked if maybe you can get together with Robin and, and show her how to put them together.

Brenda asked if we could get together with the kids to do a craft. She continued with why don't we incorporate community unity thing were reaching out to community like coming and share this.

Sue said we use to do this with Patty Jung,

Pool – Kevin we will be closing the pool after Labor Day but if the weather is warm, we will keep it open a little longer. When the pool water was last Thursday had too much bacteria and had to be closed and will reopen on Monday. It needed minimum of 48 hours 72 to being closed. This year, the pool had a lot of kids that must have been peeing in the pool and we also had a power failure that shut down the pumps. So that is the reason why it's closed.

Maintenance. The windows outside were finished with the wood.

Greg wanted to put back the horse pit and the volley ball court. He did the beach by himself and paid for the sand himself. Gregg asked do I started doing the horseshoe and the volley ball court?

Mandy said why don’t you ask members about a donation? Marie stated we put it on our Facebook page asking for donations for this and no one replied. Robin made a motion for Gregg to do this and Rich seconded this motion all were in favor.

Unfinished business – We need to reappoint Attorney Magnotta. Joe made a motion re rehire Attorney Magnotta and Rich seconded this motion everyone voted yes except Elliott who voted no, motion carried.

New Business: Our new Facebook page is up and running Woodledge Village Community Association (Official). Marie thanked Samuel for helping her set it up.

Public Comment - Someone asked if our Facebook page is a social page. They were informed no it is only for woodledge business information. They questioned it because Brenda put something on it about it being hot and to stay hydrated. This is not allowed and will be deleted

Brenda asked if there could be two correspondence secretaries. She was told no.

Stephen asked what if you don't have a Facebook account where do you find out information? You mean if you don't have the computer? Come to the office. He continued with Elliot has been pushing to collect emails from every resident. Marie stated that didn't work out. I want to know I mailed out 302 request and received 17 back. A lot of people don't have emails. The other Woodledge pages are not ours. They're not official. One is by Christy L and the other one by Kathy D and the third one is Brenda I. Ours is just for information so people get the correct information. What happens is people try to help their neighbors and they would tell them something that they think is correct but it is not.

Mandy wanted to have a block party just for Covered Bridge residents. After a few options and suggestion, The Board decided not to approve this since it was not to include the whole community but they can rent the back deck if they like to keep it only for Covered Bridge residents.

Kevin made the motion to close the meeting. Rich seconded this motion. Alright, see you next month.