Woodledge Village Community Association, Inc.

Annual Membership Meeting

July 5, 2025

Present were Kevin Kelly, Joe Burke, Sue DeSanti, Greg Foster, Elliott Smith, Richard Dioguardi

and Robin Jacobsen.

Confirmation that there was a Quorum.

Motion to accept minutes the 3 sets of Ex minutes of the Board of Directors– Sue, 2nd Rich.

**Correspondences**-Elliott -We received letters of resignations from the 2-office people Diane Blach and Diane De Sane. Sue made a motion to accept them and Rich seconded that motion.

Read a letter from the Hayes in regards t her complaint letter she received from us.

A thank card from Kristi Laurensen for the sympathy card from the passing of her mother.

**Office manager** -Marie – We have 566 parcels which consist of 418 lots and 148 houses. We

have 4 houses that are not finished yet, which are in violation, because the By-Laws state that the outside of the house must be completed six months after construction starts. Letters will be sent.

Dues & Care invoices mailed out were 306. Repository has 55 lots Pike count was 53 and Wayne Count is 2.

There are still 8 liens unpaid in the amount of $8,755.59 and 15 Overdue accounts from last years in the amount of $ 14,428.13.

As of today, we have 14 people on a payment plan and expect a few more.

The money left in the Dues and Care account is because we are not putting $ 10,000.00 in the Money Market account and the $ 10,000.00 in the Reserve Study this year. June bills will also have to be paid out of that money.

**Finance and Revenue**-Sue- The bank balances as of June 30, 2025 at the Dime bank are

Due & Care- $ 20,369.50, Money Market - $ 30,086.61, Special Assessment- $ 48,772.56, Capital Improvement –$ 15,233.25 and Petty Cash - $ 67.13.

Wayne County bank has a CD for the Reserve Study account in the amount of $72,635.00.

Board and the members received a copy of the Balance Sheet, Revenue & Expenditures and Profit and Loss Budget vs Actual, plus the 2025-26 Proposed budget.

**Roads-Kevin**– We need to take care Ponderosa and then Tamarack plus pot holes.

**Building and Construction**-Kevin-nothing going on now.

**Lake and Dam** -Joe- We signed the contact with Ecological to treat the Lakes as needed.

The Board votes for the members to take the abandoned boats by the Marina. If they are going to be used here, they need to be registered.

**Trees**-Elliott-Need to see Pat Russell dead trees and Rich Dioguardi has 11 Ash trees that have to come down. They will be cutting them down themselves so no contractors permit is need after he permits are issued.

**Clubhouse-**Sue/Robin-There is one rental this month.

**Hospitality**-Robin/Sue**-**Today is our Annual Membership picnic.

Elliott wants to have the Halloween party on Friday October 24, 2025

**Pool**-Kevin- We need volunteers to close the pool and clean the bathrooms. There will be a sign-up sheet. We had to replace one motor and filter.

**Maintenance**-Kevin- We received several bids for the new roof on the clubhouse. The Board awarded the contract to Exterior Works in the amount of $ 27,000.00. Plus $ 2,880.00 for facias.

This was done by phone approval by all Board members.

Membership needs to vote for the number of Directors. Maureen Kelly made the motion to keep it at 7 Board members. Jake Jacobsen seconded that motion. All were in favor.

The membership took a break while the votes were counted.

**Election of Board of Directors.** There were **7** vacant seats and we had 12 candidates**.**

**Kevin Kelly, Joe Burke, Sue De Santi, Greg Foster, Elliott Smith, Rich Dioguardi, Robin Jacobsen, John Carmano, Brenda Isakson, Tom Ruchalski, Thane Kelley, Maxwell Stevens.**

Meeting was called back to order.

The vote count was: Elliott Smith -153/Kevn Kelly-144/Tom Ruchalski-134/Greg Foster-132/Joe Burke-127/Sue De Santi-124/John Carmano-122

The Board decided to put the election of Officers on hold since Sue De Santi was not present.

A motion was made by Maureen to adopt the 2025/2026 Budget, \_\_\_\_\_\_\_\_\_\_seconded the motion. All were in favor. made a motion to adopt Road Special Assessment, seconded this motion. All were in favor.

Motion to adjourn Kevin 2nd Joe All in favor.