Woodledge Village Community Association, Inc

Board of Directors meeting

September 7, 2024

Present was Joe Burke, Sue De Santi, Gregg Foster, Elliott Smith, Rich Dioguardi, and Robin Jacobsen. Absent was Kevin Kelly.

**Minutes**: Sue made a motion to approve the minutes, Joe seconded the motion, all in favor except Elliott who abstained. Elliott asked Gregg could he have the minutes as soon as possible after the meeting so it is still fresh in my mind. Gregg said OK.

**Correspondences:** Elliott read a letter from Auzadeh Harvey regarding not taking payments by credit card. Sue will check to see if there are other options.

Brenda’s Facebook post was read. The post is in the office if anyone would like to read it. It was her concern with the environment, cutting of trees and changes in the community. People not living here and trash thrown in the Lake from boats. She feels we need to do something now. Brenda is concerned for the Community safety. She asked Robin to check the video cameras every week and Robin agreed.

**Office Manager**: Marie, we have Kevin’s proxy for Joe.

There were 303 Special Assessment invoices issued. It was nice to know that some of them went out on emails. The only problem was that they came under the name of Intuit so I posted that information to make people aware of. Some went into spam. Some want to receive the invoices both ways. This is a trial and we will see how this works. We had to turned over 13 accounts to our collection agency Sunrise Credit Collection. In Pike County we have 63 lots in repository. We have a tax sale coming up on 9/23/24 in Pike County which we have 10 lots that are going up for tax sale.

We have 8 lots in repository in Wayne County and we don't have any up for Tax sale. Still working on the yearly Audit being done by CPA William Owens. Workmen’s comp audit will be done September 13th. I sent out three violation letters, two responded. I mailed out one sympathy card. Had the pool water testing stopped because we closed the pool on September 2nd. I'm in the process of doing the renewal Emergency Plan for Valley View Dam. This is a five-year plan. I'm waiting for the two EMT Emergency Management people from Wayne & Pike County to read it, sign off on it so I can send to DEP for approval. John Mc Kean emailed me to confirm last year’s bid was for two years for snow plowing. I looked it up, it was a two-year bid. He would be doing our snow plowing for $28,000. We need to empty and clean out the cinder barrels because people use them for garbage and some of the stands need to be repaired or replaced. I asked Gregg if he could take care of this with other volunteers and he said yes. I ordered and picked up the speed signs for the bridge that Kevin wanted me to order. The front entrance needs 6 x 6, so when the material is ordered for the volley ball court they will also get ordered. The Dime bank, rate for our Road loan went from 4% to 9%. Our payment is just about $500.00 more. This was not put in the budget. Sue will check with other banks to see if you can get a lower rate than 9% and refinance it. Someone suggested trying Morgan Stanley they do does loans, if we deposit a money market account with them. So, we'll have Sue look into that too. The pool was enjoyed by many people this year. We had a bacteria problem which was taken care of. Phil went on vacation. Joe and Kevin took over but they were not aware of was the power failure than knocked out the automatic feeders. It was only closed 3 days. We had an inspection done by the Board of Health the other day. We had a few problems nothing major. They requested the water testing results be left in the shed instead of the office, just like the copy of the reading daily when Phil tests the pools. We need to add another Flow meter which was ordered. They wanted the numbers around the pool for the footage, which was done. We need to use the pool testing kit that they use. Phil will go out and buy one. The last thing was that they wanted names and phone numbers posted of people in charge who they can contact if the office is closed. That was done

**Finance & Revenue**:Sue the Dime Bank account balance as of September 2nd in the Dues & Care account is $92,593.98. The Money Market is $51,970.55. That included $7,000.00 that has already been approved for the tennis court? So that leaves us with $44,970.55. Special Assessment is $16,530.60, Capital Improvement $12,581.59. Petty Cash is $102.73. The Wayne County Bank as of August 31st, the Reserve Study CD is $69,708.65. They only posted interest every quarter.

**Roads.** Kevin's not here, so Joe reported that Kevin got a price for the potholes and everything. The roads are deteriorating, we know that, but the price of everything's is ridiculous. We're just going to do the pot holes.

**Building & Construction**. Joe stated the half-built log home log cabin is up for sale.

**Trees:** Elliott there were about 3 ½ permits issue. Greg now his wingman and things worked out. One is pre-approved.

**Lake:** Joe the Lake was sprayed for the Lilly pads and Dam area which DEP requires.

**Boats**: Elliott said the three boats sitting across from Stan’s house, only one is his. Stan will put it down by the Marine. The other two, he doesn't know who they belong to. Elliott will take them down to the marina. What was the time frame that we put on the boats to get auction? It was suggested at some point in the next couple of weeks.

**Clubhouse**:Sue - is going to be rented on October 12th. She is having her daughter's wedding. She asked the board if the bridge could be closed for a couple of hours so her daughter can have her ceremony there. She will post sign regarding the closing. Joe made the motion and Gregg seconded the motion all voted yes.

**Hospitality**: Robin - After a brief discussion it was decide to hold the Halloween party on Saturday October 26th. Elliott volunteered to take control of the party with help.

He will make flyers to post and details to follow.

It was also decided to have a Christmas party to coordinate with Forest Fire House. Elliott and Gregg will check their schedules with their families. Robin will help We have the decorations and tree. I will inform them when I am contacted regarding the date.

**Pool** already discussed. Elliott suggested that we have something in place like a sign to post in the basement to check the automatic feeders when there is a power failure.

**Maintenance** Joein the clubhouse, we changed all the all the lights to LEDs throughout the building. Replaced the smoke detectors.

**Unfinished Business –** Nothing to report.

**New Business: Elliott** said there was a lot of people curious about the trees. There was a suggestion made, it was contributed from the general membership. We implemented, we moved on. We think we have a stronger process. So, he thinks it helped. But it's a working idea, he thinks we should do that for every committee. He would suggest we have a highlight for each committee every month. Such as our finance committee and what the financing is doing for the association. The spotlight on each of the committees would be to talk about procedures. He thinks people are probably more curiosity about what we doing with our roads. Let’s find any really significant improvements in our roads, then bring in to the clients. Also, how we're going to pay for roads. He like to have that conversation himself, too. He wants these committee to spend 15 minutes just educating this association on what's being talked about, what the plan is. That would be his recommendation going forward. Elliott thinks that's very healthy, and very proactive.

**Brenda** wondered how the rest of the board feels about this? And is this something that's needed or necessary? Or is it just going to put more burden on the back that we have to do as far as the roads go

**Sue** said we did it one time. We had like a House committee. It's not just like me and Robin**.** It was people from the outside volunteering to help clean the clubhouse. Or, even roads to go out and check the roads. There were other people doing things.   
**Elliott** said without a plan nothing is going to happen. We need to starts with item segment on the calendar that everyone knows what is going to be done and when. We'll start this in March that gives us a lot of time. Whoever wants to contribute to the road discussion doesn't have to be limited to the road committee. We would think, it would be important for the roads and people to know where finances stand. Elliott said he already started a model on how to project things like this. He spent. four to five hours developing Excel model on just trying to document all the things that we've got to track that are going to eventually need to be maintained and replaced in the Clubhouse.

Brenda said we're talking about replacing things. We almost lost whole community and everything by overspending. She has been here 25 years, she seen what's happened.

**Gregg** said people with knowledge of the maintenance of the roads to come here if they have some education on roads and to share it. I would hope by now people would understand. You're gonna sink or swim kind of thing with Woodledge, meaning the cost of everything is going up fast. Those not even on the board volunteer more times than not, Gregg thank Bill. Same with Tom and his wife. Just because you're on the board that you volunteer, it should be enough to every one of us to say, that looks out of place or this looks like it needs to be repaired. You don't have to get a permission slip to do things. I'm talking about the fact that if you see something out of place or something needs and easy fix just do it. I'm not talking about excavation. My whole point is its common sense. And it’s a community sense. We live here. We have value our properties. It’s an investment, whether anybody looks at it that way or not. Yes, it's beautiful. But we want to pull together so the whole thing about the agenda, is good lke what we have every month going on.

**Public Comment: Robin** wants to paint the woodledge letters. It was something she didn't get a chance to do when she painted the mailboxes.

**Theresa & Donna** want to paint the Woodledge sign at the front entrance. Joe said before you go to paint, he is gonna to replace those lights.

Elliott said we should do a schedule for the whole year of what is going to be done and when. This way people know if they will be available to help. This would be the schedule of events for the year for our association so that everybody kind of knows. It can be post on Facebook, our website and by the mailbox

**Carolyn**. Said the section up in the hills, that has the light pole up in the hills she cleans. When she turned the bushes over there was a fluorescent light from the ground and it like looked in is not working. Joe said we could do something solar maybe up there because there is no power up there. She is gonna paint the sign as soon as she gets a chance. Please make sure that you posted there. Every time she come to the meeting she will volunteer. Am I busy yes. Do I work no but I keep myself very busy but I will volunteer for anything so if I see something posted which I think is a great idea I can either reach out to somebody or just go and show up. And do it

**Amy**, I just wanted to know why can’t the pool be open for Memorial Day weekend and perhaps close the end of September. And in addition, we could buy covers for the chairs. There are two chairs that have been broken at the pool this whole summer and they should be thrown out.

**Sue** said what about the people at the pool? They can bring it out of the gate. I mean, if they notice it, I'm not at the pool to say. Somebody notices that it's broken, pull it out of the pool area.

**Joe** said last time they were fixed. You just have to put it back together. He also said he just stacks the chairs in the corner for now, so they didn't blow in the pool. Did you let anybody know? Gregg said Any since he didn’t know anything about the broken chairs.

**Mandy** What are we doing about zoom for the people who are not here full time?

**Joe** said that the board voted in June voting No. Elliott said it was not this Board.

**Tom** So it's early enough now to talk about it, but we can make that a referendum for the July meeting, we discussed this, we could talk about this in the future.

**Joe,** said he does not want that out there. I'm not on board with this Zoom he said. and either are the other 4 members. Concerns about security.

**Tom** Why isn't this one of the questions that before we go to vote in July, there can be a list of questions that we can ask the people who want to be elected to the Board, can we put it a referendum? There has to be some way for there to be security so that people are not concerned with being on the zoom.

**Robin**. Can somebody look into it about the ability to protect anybody from hacking. There's got to be in this day and age some way of protecting. Again, you have to educate the public about but Zoom is not the only way. So, what would it be? You just go audio. You put in Anonymous, that's what's going to be up there. There are plenty of ways to protect the individual. I mean if people are worried about breaking into their home, they can attend the meeting from home.

**Tom** the thing is, that we're trying to get more people involved like other communities, probably 10 more people that would join the conversation if you just allow it.

**Sue** But guess what? I'm personally not interested in what the other communities are doing This. is woodledge That's why I live here, not there. I am not opposed to looking into it. See how much it will cost, what it will take to have the membership in it, what kind of encryption were allowed and look at protection we're allowed. What can be done to prevent each individual person. Everybody that looks into it, come back next month.

**Tom**. a couple of things I brought up to you, Marie, I will bring up to the board. Leading up to bridge we got the last grass cutting done and by covered bridge were not done.

**Marie** stated she called J M L that day and he was going to send someone over to do it.

**Tom** Last year, the board paid a guy to come in to check out the beavers. Either situation he says don't need to do anything. I can tell you that the entrance where all the water comes in used to be, 8 -10 feet of water, when he went through there three weeks ago there’s about a foot left because of beavers have been building a dam all across. The only reason water is going to come in is over. He assumes there is going to be a problem with flooding. He has been breaking up the beaver dam with his rake.

**Brenda** wanted the board to tell people they're not allowed to do anything to that lake with chemicals or do any breaking? It's against our rules. It's not our Lake water. Tom said he pulled lily pads out of the water. Joe said they are invasive species and he thinks you can pull them out, but he will check into it. The problem is that we have to access water. This was a quiet residential community. Now we have people coming in that do not live here. Marie told her to get her a license plate and she will take care of it. Will the board let Robin review the tapes. She wants more signs. Sue said that is why we have the light post now and cameras. Someone asked about the loan.

**Elliott** said the road loan was $200,000, we've already paid $11,000.

**Donna** wants the board to work together, not what she sees sometimes. You are there working for the community and I appreciate every single one of you working here. None of this fighting that I've seen sometimes work together, please for the community. The other thing? I don't understand when the people that come here, why we can't have a discussion without people attacking one another and this bothers her deeply. Who are your neighbors? We want to live here happily. When you come to the meetings, please respect one another. I respect all of you. I will listen to you. I will ask questions.

A motion was made and second, to close the meeting. Thank you. See you in Octob*er.*