Woodledge Village Community Association, Inc.

Annual Membership Meeting

July 6, 2019

Present were Jim Marsh, Sue DeSanti, Kristi Lauersen, Tom Ryan, Richard Dioguardi, Larry De La Rue. Absent was Kevin Kelly, but we had his proxy

We had a quorum to hold this meeting between the people present and the proxies.

Motion to accept the 2 sets of minutes from last month’s meeting was made by Kristi, and 2nd by Rich.

**Finance and Revenue: Sue** -The Dime bank balances as of June 30, 2019, Due & Care-$ 38,410.96, Money Market-$ 83,739.54– (current balance is $ 40,799.89)

 $ 42,939.65 is pre-paid dues, Special Assessment- $13,448.39, Capital Improvement –$ 2,966.47 and Petty Cash - $ 145.12. The executive board received copies of the reconciliation statements. The board/ members received copies of the Balance Sheet, Revenue & Expenditures and Profit and Loss Budget and the 2019/2020 Budget.

**Marie**- Tom asked Marie to explain the Money Market Balance. The pre-paid Dues & Care money that come in before July 1st cannot be totaled in last year’s money so it is transferred to the Money Market account and then on July 1, 2019 it is transferred into the Dues and Care account.

The 2019 mailing for Dues and Care was done for 320 owners. We have 566 parcels which consist of 137 Houses and 429 lots. From July 1, 2018 to June 30, 2019 there were 8 houses that changed owners. There are so far 27 people on a payment plan, 1 lien and 1 foreclosure. There are 78 lots in Repository from both counties.

Pike has 61 and Wayne has 17. The 2019 tax sale properties will be posted in August.

**Correspondence: Kristi**- Received a thank you from Ed Coyle for the repair work done on Covered Bridge last year.

Received an email from Retail Network Group to see if we were interested in purchasing 50 acres which is adjacent to Valley View Lake on Long Ridge Road for

$ 399,760.00. Jim made a motion to deny the offer and Kristi 2nd the motion.

**Roads: Jim** –He stated everything done in the past is the past. He continued we have to start doing things the right way no more patching we will pave like the front entrance. The Meadows will get 6 loads of 2A modified and the Marina will get 2 loads of stone. He will go around seeing what else we can do besides the big pot holes being filled with the money we have.

**­­­­Building/Construction:** **Jim** – Nothing to report.

**Lake/Dam: Jim**- The Lilly pads have been getting sprayed and the dam vegetation has also been treated. An algae treatment will be done.

**Marina: Tom**- Stones will be put down at the Marina. John Pallay will put in the dock and spread the stone. Mike Gawell will make a donation to pay for the stone.

**Trees: Tom**- One tree was cut down.

**Clubhouse: Kristi**- Nothing for last month.

**Hospitality: -** We need three baskets to be given out. Today is our annual picnic.

**Pool: Kristi** – It is up and running. It was cleaned out and painted. Tom wanted to thank everyone who did the work on the pool.

**Maintenance-** Kevin was not here.

**Unfinished Business:** None

**Election of Board of Directors** the Board is down to 7 people and we have filled all the open positions.

The Board will go into Executive session to appoint the new officers for the 20109-2020 year. Meeting was called back to order.

The 2019-2020 Executive Board of Directors are **President - Jim Marsh, Vice President – Kevin Kelly, Secretary – Kristi Lauersen and Treasurer- Sue DeSanti**.

The committees are as follows:

**Roads – Jim**

**Building/Construction- Jim**

**Lake/Dam/Marina- Jim**

**Boats - Tom**

**Trees- Tom and Rich**

**Clubhouse- Kristi**

**Hospitality – Sue**

**Pool – Kristi and Kevin**

**Maintenance – Kevin**

**Jim as president will be on all committees. If anyone would like to volunteer to help out on a committee just contact the office.**

**New Business:** The new cameras were installed and work beautiful. Security signs will be going up.

We have street lights. The front entrance was paved.

A motion was made by Tom R to accept the 2019/2020 Budget. Mike G seconded that motion. All in favor

A motion was made by John P to approve the Road Special Assessment for the 2018/2019 year. Tom R seconded this motion. All in favor

A motion was made by John P to have the number of Board members from 11 to 7. And seconded by (count not make out the

**Public Comment:** Eric Smith from LHTC Broadband spoke about their new services coming.

Tony Mackewicz had a question on the fine listed in the amendments regarding a new roof. He was told that is a fine if you do it without a permit. Next he questioned the burning. These are the regulations from the Fire companies. He can burn in a fire pit which must be watched and have access to water. Garbage cannot be burned. He also questioned the parking on the roads. This is not allowed so the snowplowing can be done. He felt this was not clarified. He was complaining about the Geese’s he wanted the swan back he was told no.

Tom questions the Lake regarding the Alga. This will be treated this week. He stated 3 trees came down in the Lake. We cannot touch them because of DEP regulations

Linda Wells wanted to thank us for updating the Website and whoever did the weeding of the front entrance. She was told it was Angelina and her daughter who planted the flowers for us.

Someone wanted to know how many lots we have. We have 566 Parcels which consist of 137 Houses 429 Lots. We have 71 parcels in repository

We welcomed the new families to our community.

Made a motion to adjourned by Tom and seconded by Sue