

Woodledge Village Community Association, Inc.
Annual Membership Meeting
July 4, 2020

Present were Jim Marsh, Kevin Kelly, Kristi Lauersen, Sue DeSanti, Tom Ryan, Richard Dioguardi, Joe Burke.

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

Motion to accept the minutes from last month's meeting was made by Kevin, and 2nd by Sue.

Finance and Revenue: Sue -The Dime bank balances as of June 30, 2020, Due & Care-\$ 40,257.19, Money Market-\$ 89,459.19– (current balance is \$ 40,862.23) \$ 448,596.96 is pre-paid dues, Special Assessment- \$27,873.85, Capital Improvement –\$ 5,683.12 and Petty Cash - \$ 90.80. The executive board received copies of the reconciliation statements. The board/ members received copies of the Balance Sheet, Profit and Loss Budget and the 2020/2021 Budget.

Kevin made a motion to add \$10,000.00 to the Reserve Study CD and \$10,000.00 to be transferred into the Money Market account. Kristi seconded this motion

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 2020 mailing for Dues and Care was done for 320 owners. We have 566 parcels which consist of 140 Houses and 426 lots

Correspondence: Kristi- None

Roads: Jim – Paving was done in the Village, Meadows and Hill with 80 pot holes filled.

Building/Construction: Jim – One septic need to be repaired

Lake/Dam: Jim- The Lake will be treated for the Lilly pads and the dam vegetation. An algae treatment might have to also be done. Joe will call Ecological Solutions, Inc.

Marina: Tom- The old boat needs to be cleaned out.

Trees: Tom- Issued 4 tree permits.

Clubhouse: Kristi- closed

Hospitality: - We need three baskets for new home owners. Today annual picnic had to be canceled.

Pool: Kristi – Leak was repaired. It is up and running. We are following Corvid 19 guidelines. Pool attendants were hired. We allow 12 families in with the 6ft distancing

Maintenance: Kevin- Hot water heater was installed. Kevin waiting for Gumble Brothers to get the wood he ordered. Kevin made a motion to purchase the new emergency lights for the Clubhouse. Jim seconded the motion. Joe will take care of this

Unfinished Business: We will renew the Exterminator contract. Attorney Magnotta stated short term rental are not permitted.

Election of Board of Directors the Board has 7 people and we have filled all the open positions.

The Board will go into Executive session to appoint the new officers for the 2020-2021 year. Meeting was called back to order.

The 2020-2021 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 – Kevin

Building/Construction- Kevin/Joe

Lake/Dam/Marina- Joe/Tom

Boats - Tom

Trees- Tom/Rich

Clubhouse- Kristi/Sue

Hospitality – Sue/Kristi

Pool – Kristi/Kevin

Maintenance – Kevin/Joe

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:

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

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

Public Comment:

Paul asked about the pot hole on Covered Bridge & Willows. We will get them done.

Tom questions the Lake regarding the Alga. This will be treated.

Pat L thanked the Board for the work they have been doing.

Bob T updated everyone on the beavers 11 was trapped. He asked about lowing the lake as previous mentioned. This will be done in the winter months. He also wanted to know about the committee for the beavers. This is being put on hold.

Ed P wanted to know about the tree that fell down on his neighbor's property. An email and letter was sent. Another one will be sent. This is really a civil matter between two property owners.

Made a motion to adjourned by Kristi and seconded by Kevin