

Woodledge Village Community Association, Inc.
Annual Membership Meeting
July 2, 2022

Present were Jim Marsh, Kevin Kelly, Joe Burke, Sue DeSanti, Tom Ryan, Richard Dioguardi, and Brian Armbuster..

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 Sue, and 2nd by Rich.

Correspondences: Marie – received a certified letter from Gerald Miller concerning trespassing on anyone's property.

Ecological stated our Lake is in very good condition.

Diane L asked the Board for permission for a free book exchange by the mailboxes. Kevin made the motion to allow this and Rich seconded this motion with the stipulation that if the area gets messy it will be taken down.

Finance and Revenue: Sue -The Dime bank balances as of June 30, 2022, Due & Care-\$ 50,040.41, Money Market-\$ 109,350.74– (current balance is \$ 64,034.92 \$ 48,315.82) is pre-paid dues, Special Assessment- \$30,336.87, Capital Improvement –\$16,471.50, Petty Cash - \$ 81.47 and Reserve Study Account - \$52,062.55.

The executive board received copies of the reconciliation statements. The board and members have copies of the Balance Sheet, Profit and Loss and the 2021/2022 Budget. There were two motions made by Sue and 2nd by Tom to transfer \$20,000.00 into the Reserve Study Account and \$10,000.00 into the Money Market Account.

Marie- Explained that the balance in the Dues & Care account is to pay the bill for June that we did not receive or to pay for expenditures that were already approved from last year budget but not paid for yet.

The 2022-2023 mailing for Dues and Care was done for 302 owners and we had 161 paid before July 1st.

We have 566 parcels which consist of 141 Houses and 425 lots. From January 1, 2021 to December 30 there were 11 houses that changed ownership and 47 lots. From January 1, 2022 to May 16, 2022 there were 5 houses that changed ownership and 10 lots

There are so far 11 people on a payment plan. A payment plan is supposed to be for anyone who is having a hardship. This way we help them out and we get paid.

What is done is the Dues & Care plus the Special Assessment are added together and divided by 10 and that becomes their monthly payment from July to April. If they miss a payment they are charged a \$50.00 late charge as per the agreement.

There are 88 lots in Repository from both counties which will be lost revenue of \$ 12,749.00 Pike has 67 and Wayne has 21.

The 2022 tax sale properties will be posted in August.

Roads: Jim/Kevin –The paving was done in the amount of \$ 172,994.80. The worst roads were the ones that were done.

Building/Construction: Jim – There are 3 houses that will be finished soon. In the future we will have at least 4 more houses being built.

Lake/Dam/Marina: Joe- The Lake was treated.

Trees: Tom- One tree permit was issued.

Clubhouse – Sue- We have 3 rentals this month.

Hospitality: - Sue. Today is our annual picnic and our Tricky Tray.

Pool: Kevin –We have a major leak in the pool because the suction pump cover broke. One was ordered just waiting for it to be delivered in a couple weeks. Jim wanted to thank the pool committee Joe B and Bill W. Tom R said he observed.

Maintenance- Kevin – Volunteers are needed. We have a list of things to be done. We also have the supplies.

Unfinished Business: Elliott property was put on hold last month. He purchased the Trunzo property which is not part of Woodledge. After the survey it was found out that this property is part of the basketball courts and the shuffle board court. He wants to donate that part back to Woodledge. That would be from the bridge across to Woodledge East Lake. We will split the cost for the survey for the subdivision and all the expenses involved around \$3,000.00 to \$5,000.00. A motion was made by Kevin seconded by Rich with the stipulation it is approved by our attorney with an ideal cost.

Election of Board of Directors There was 5 positions and 5 people running.

The Board will go into Executive session to appoint the new executive board, committee people and check signers for the 2022-2023 year.

Meeting was called back to order.

The 2022-2023 Executive Board of Directors Tom R nominated Jim M for president and Rich D seconded this motion. Tom R nominated Kevin K for vice president and Brian A seconded this motion. Sue D nominated Joe B for secretary and Jim M seconded this motion. Kevin K nominated Tom R for correspondence secretary and Joe B seconded this motion. This position is being added to the board of directors. Jim M nominated Sue D for treasurer and Rich seconded this motion.

The Board of Directors for 2022-2023 is **President - Jim Marsh, Vice President – Kevin Kelly, Secretary – Joe Burke, Correspondence Secretary – Tom Ryan – and Treasurer- Sue DeSanti.**

Kevin K made a motion for the five executive boards listed above to be the check signers and Rich seconded this motion

New Business: Sue D made a motion to appoint attorney Magnotta and Kevin seconded this motion. A letter will be sent to Attorney Thaler thanking him for his year of service to the community.

Kevin made a motion for Marie to train the office helper Donna S to replace her when she retires. Joe B seconded this motion. Marie will stay until Donna is comfortable being on her own.

Membership - The membership is to approve the following: the 2022/2023 budget road special assessment and the number of board members.

A motion was made by Pat L to accept the 2022/2023 Budget. Hans 2nd that motion

The Road Special Assessment is to make the road loan payments, paving/pot holes, maintain the roads and paying for snowplowing.

A motion was made by Tom to approve the Road Special Assessment for the 2022/2023 year. A. Jacobsen seconded this motion.

A motion was made by Pat L to have the Board stay at 7 members an Jim B. seconded this motion.

Public Comment:

Cathy De Groat wants her dirt road paved. Kevin told her all the damaged roads were done first and Ponderosa needs to be finished since that is a safety hazard. Regarding the water washing their driveway away stone can be put down. Another problem was coming out of the Meadows. This is a State road and we all have been calling about this. It was suggested we put up a mirror on the property across the road. This will be checked into.

Tom R he wanted to say that the Board did a good job. He questioned if there was a program for the roads that were paved 5 years ago? Kevin told him that Tar & Chip was more for sealing roads. He wanted it know that at last month's meeting it was stated he gave us a quote of \$ 18,500. For the dredging of the Lake but that was hear say on his part. He feels we do not have a Lake management system. Pat L said that his property was like that for years. He stated he was talking about the Lake not his property. Lake management is planting flowers in certain arears, lowering the lake to clean out the garbage and a fountain. Tom suggested that every property owner get assessed \$ 100.00 a year to take care of the Lake. This did not go well with the membership.

Hans P stated you first need an engineer report. Understand the entire requirement to do the Lake. He thinks we might be opening up a can of worms.

Diane L questioned if this was a manmade Lake she was told yes. She said there is no way she can afford a \$ 100.00 more and told Tom he should do this at his expense.

Collette C asked how much an engineering study report would cost. She was told we do not know the cost.

Tom G He stated a management company will come here and talk to us.

Alan C said we should find out what an engineer would cost then we can decide what to do

Marianne V. said we have a lot of stuff that still needs to be done. They try very hard the road committee, she is very proud of them. Thank you so much. She feels that this is secondary and we will be opening up a can of worms with DEP down the line. This was her opinion.

Hans P thinks we need to put a master plan together to see what direction Woodledge is going to. Explore the avenues that Tom said that is not a cost to you. He would be more than happy to help.

Ben N he felt that everyone had their own sides. He said doing nothing or doing something may not be the right thing. He thinks the Board should set up a committee with a variety of opinions for this. He stated that the Lake is a lot better now than when he purchased his property 6 years ago and he thanked the Board for doing that.

Brenda I said if we do not have a problem why throw money out.

Steve Mullin said he lives in the Hills far from the Lake but it needs to be maintained whether it is \$5.00 or \$5,000.00. He went on to say he watched his road disintegrated He asked 5 years ago for something to be done to his road and it was not. He watched Garrity Road wash out. He was informed that Garrity is a State road not Woodledge.

After a lengthy discussion on that Lake nothing was decided.

Sue D said the money in the bank is allocated for different things.

Sue made a motion to adjourn and seconded by Joe.