

Woodledge Village Community Association, Inc.  
Board of Directors Meeting  
April 2, 2022

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

Motion to accept the minutes of the last meeting was made by Sue and Rich seconded this motion

**Correspondences** there were none.

**Office Manager: Marie** All contracts were signed and mailed out from last month's meeting. Due & Care invoices and the newsletter will have to be done on May 31<sup>st</sup>. Help will be needed.

**Finance and Revenue: Sue** Balance in accounts as of March 31, 2022, Due & Care \$ 76,374.54, Money Market \$ 61,001.41, Special Assessment \$ 35,343.89, Capital Improvement \$ 20,618.08, Reserve Study CD \$ 52,029.76 and Petty Cash is \$ 84.14.

The Executive Board has a copy of the reconciliation statements. The Board and the public have a copy of the Profit & Loss, Balance Sheet and Revenue & Expenses reports.

**Building and Construction: Jim** – One house is being built on Covered Bridge.

**Roads: Jim-** JML will do our landscaping again this year. Kevin & Jim will ride to Community to go over the Paving and pot whole project.

**Trees: Tom/ Rich -** There was 2 tree permits issued.

**Lake and Dam:** Rich made a motion and Tom seconded the motion to sign the contract for Ecological Solutions. Deposit check for \$500.00 will be mailed.

Ecological answered the questions we asked which was: Did he ever test the water to see the quality of it? He replies it is not that the Lake has poor water quality; it is just a matter of the aging process.

Do you know the water flow? Flow through the light can be calculated easy enough when I can get that for you if you want a computer model.

What about planting plants to make the Lake healthy? Having adding additional plants isn't going to solve the problem with the few people that are in the North End of the Lake. Tom R disagreed with that.

What about using Drones to treat the Lake? Drones would be extremely expensive but I can use granular product to treat the allergy early in the year that is somewhat expensive as well but I will give you a price for you to consider at least in the small areas where people we're having a problem with algae.

Bob informed that there were 7 beavers trapped this season. He also told us of his plans for the spring when he built his house. He was thanked for getting the guy to trap the beavers at no cost to us.

He contacted Fish & Game to take the beaver dam down. We want something in writing from fish and game. This will be done by volunteers.

**Clubhouse: Sue** One rental this month and one rental next month.

The Community cleanup date is set up for Saturday June 4<sup>th</sup> after the Board of Directors meeting.

**Hospitality: Sue-** We need 3 Welcome baskets.

**Pool:** Waiting to take cover off to see if the pool wall is ok.

Tentative the pool will open June 18<sup>th</sup>.

The pool hours were tabled until next month.

Chemicals were ordered and delivered.

We are working out a deal with Phil to do the pool chemicals.

We might need someone to vacuum.

Michael L suggested we purchase an Aqua vacuum for the pool so we do not have to hire anyone to vacuum the pool.

This will be considered.

**Maintenance:** Looking for volunteers.

**Unfinished Business:** After a brief discussion Tom made a motion to rescind the fine for the cut tree and Rich seconded this motion. This was not their tree and they stated they did not cut it down.

We have four Board members terms that are up and all three are running.

Nomination forms for anyone who would like to be on the Board must have their forms by April 21<sup>st</sup>.

**New Business:** None

**Public Comment:** Tom R informed us that we have otters and muskrats in our lake along with the beavers.

He also feels we need to take care of the pool by painting it every year. He was told we paint it every couple years.

This lead to s discussion about the pool bottom being concrete and the top 3 feet being plastic. There is no support for the walls.

A few years ago Kevin along with Bill & Joe broke up the concrete and replaced pipes. The baby pool was redone also.

Bob was asked to see if they can trap the otters and muskrats next year.

A question came up regarding the ownership of the Basketball court. The Board is in the process of talking to the new property owner.

Motion to adjourn –Sue and Jim seconded this motion.