

Woodledge Village Community Association, Inc.  
Board of Directors Meeting  
April 4, 2020

Present were Jim Marsh, Kevin Kelly, Sue DeSanti, Tom Ryan, Richard Dioguardi, and Joe Burke. Kristi Laurensen was absent.

Motion to accept the minutes of the last meeting was made by Sue, and 2<sup>nd</sup> by Tom.

**Correspondences:** None.

**Office Manager: Marie**

Amendments will be updated. After being adopted at the May 2<sup>nd</sup> meeting they will go out with the invoice mailing June 1st.

A copy will be available for the Board of Directors a week before the meeting.

On May 29<sup>th</sup> help is needed with the mailing.

Contract was signed and mailed out for Ecological Solutions.

Advertisements were done for grass cutting and an accountant but there were no responses for either one.

QuickBooks and the computer will be updating next month.

Met with Kerry Cardone regarding the website. It was decided that we are too small for her services.

Here were 2 sympathy cards mailed out, one for Kevin Kelly for his sister and one to Lori Mulvey for her father Joe.

The collection agency had informed us that our accounts are not being collected because the owners are going to let the properties go. This will have to be checked his out with the Pike and Wayne Counties before they are written off.

There were 2 Resale packets done last month. One was for a Lot the other was for a House.

After a discussion a motion was made by to Sue for Marie to try to get information about refinance the loan at a lower fixed rate and take an additional amount out. Tom seconded this motion.

**Finance and Revenue: Sue**

Balance in accounts as of March 31, 2020, Due & Care \$ 62,621.81, Money Market \$ 40,846.31, Special Assessment \$ 27,364.47, Capital Improvement \$ 5,056.14,

Reserve Study CD \$31,532.77 and Petty Cash is \$ 96.92. The Executive Board has a copy of the reconciliation statements.

**Building and Construction: Jim** - Nothing to report.

**Roads: Jim-** We advertised for the Landscaping and received no replies. Sue made a motion to contact JML and Rich seconded this motion.

After a discussion Kevin made a motion to hire Warner Paving to do Maplewood Court, part of the Hills, Meadows Court, Meadows entrance and 53 pot holes will be done for \$ 18,630.80. Rich seconded this motion.

Kevin made a motion to not deposit any money in the Reserved Study account and use that money toward the roads. Sue seconded that motion.

**Trees: Tom/ Rich There** was only 1 tree permit issued.

**Lake and Dam: Jim** Ecological Solutions admitted out update Plan to DEP.

**Clubhouse:** Easter party will be canceled.

The Community cleanup date is set up for Saturday May 2<sup>nd</sup>, time will tell if that has to be canceled.

**Hospitality: Sue-** Clubhouse was used by Mulvey family after Joe funeral.

**Pool:** Waiting to take cover off. The Board would like to meet with Phil for the pool.

**Maintenance: Kevin** There is a list of items to be done. Rich made a motion for Kevin to get the Hot water installed in the bathrooms. Sue seconded this motion.

**Unfinished Business:**

Nomination forms for anyone who would like to be on the Board must have their forms by April 23rd.

After a discussion on the amendments it was decided that a contractor was defined as anyone who need a Township permit to do work need a contractor's permit from us.

This is the responsibility of the property owner to make sure their contractor gets one from us. They must submit a certificate of insurance. Also anyone who comes in with heavy equipment needs a permit. This does not include indoor work contractors.

We will be implementing the dog fine again since this is a PA law that all dogs need to be on a leash and you must curve your dog. The first complaint you will receive a warning letter

The 2<sup>nd</sup> one you will receive a \$ 25.00 fine for each complaint put we will contact the dog warden.

All ATV need flags and guest must be with the property owner to ride in Woodledge Village.

The Board decided we cannot afford to hire a handy man or a pool attendant.

Sue made a motion for Kevin to write up something to put on Mickey's place so Jim can go and have it made up. It will be given to the family at the 4<sup>th</sup> of July picnic. Rich seconded this motion.

Still waiting to hear from Forest Fire Company regarding the dry.

**New Business:**

Sue made a motion to keep the Annual membership meeting for Saturday July 4<sup>th</sup> along with the picnic. Rich seconded this motion.

When the virus is over Marie will go back to 3 days a week in the office.

After a discussion the Sue made a motion and Tom seconded it to have Marie check with our insurance company and Attorney Magnotta for the Board to be security.

The Board wants all complaints in writing and signed.

Motion to adjourn – Sue, 2<sup>nd</sup> Joe.