

Woodledge Village Community Association, Inc.
Board of Directors Meeting
April 6, 2019

Present were Jim Marsh, Kevin Kelly, Sue DeSanti, Tom Ryan, Richard Dioguardi, and Shannon Guinard
Kristi Laurenzen, Caroline Lodewyks, Cathy De Groat, Malissa Kapschull and Larry DeLaRue were absent.

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

Correspondences:

A thank from Attorney Magnotta for the reappointment at \$ 200.00 per hour.
Woodledge's lot 02/01/010, which does not perk and we are letting go is up for tax sale.
Billie Christie email regarding her tenant. Brenda does not live there anymore and the other people will be out by Friday.
After the house is cleaned it will go up for sale.
The Board wanted me to inform her that the side of her property on Cedar needs to be cleaned up.
Shannon handed in a resignation letter for when her term is up. Tom made a motion to accept it and Rich seconded it.

Office Manager: Marie

The Reserve Study and other policies are still being worked on. The site inspection still needs to be done.
Amendments will be updated at the workshop after this meeting. After being adopted at the May 4th meeting they will go out with the invoice mailing June 1st., On May 31st help is needed with the mailing.
Some of the transfers were made, from Special Assessment to Dues & Care for the Paving \$34,749.00. Capital Improvement to Dues & Care we took out \$ 5,630.00 for Tall Timbers (Tigue) \$ 4,000.00 Trees cut for Video Surveillance cameras & A. Jones electric \$1, 630.00 for electric for camera.
Dues & Care we took out \$ 50,000.00, to deposit in the Money Market \$25,000.00 for the money market which was the balance of July and \$25,000.00 this will go into the Reserve Study account when opened.
The 2019-2020 Budget is being worked on. Any large expenditure the board plans on I needs to know for the budget.

Finance and Revenue: Sue

Went to the bank concerning interest on accounts. It goes on a tier which we do not qualify for.
Balance in accounts as of March 31, 2019, Due & Care \$ 71,990.19, Money Market \$65,771.04, Special Assessment \$ 14,008.86, Capital Improvement \$ 20,213.48 and Petty Cash is \$ 44.66. The Executive Board has a copy of the reconciliation statements. The public and the Board has a copy of the Profit Loss vs the budget, plus the Balance Sheet and the Revenue & Expenditure reports.

Building and Construction: Jim Nothing to report.

Roads: Jim

We advertised for the Landscaping in the News Eagle. .Bids was opened for the grass cutting for the season. We received 2 bids, JML for \$ 6,000.00 and GNC for \$11,209.50 plus \$ 120.00 to clean up the area around the clubhouse which is a one-time fee... Kevin made a motion to accept JML bid for \$ 6,000.00. Sue 2nd this motion.

Trees: Tom/ Rich

Will cut the 3 trees down if necessary for the view of the camera at the mailbox.

Lake and Dam: Jim

Ecological Solutions will be treating the Lake and Dam when it gets warm.
Received a letter informing us about a new joint initiative. The Department of Environmental Protection (DEP) has undertaken in coordination with the Pennsylvania Emergency Management Agency (PEMA) transitioning Dam Emergency Action Plans (EAPs) to an electronic format. The Commonwealth is utilizing the Comprehensive Emergency Management Planner (CEMPlanner) on line planning tool by Previstar. In order to use the program, a username account must be created. DEP and PEMA will only approve users who attend a workshop. Sue made a motion to send Marie and Jim to attend this class on Thursday, August 1st in Eagleville, PA at the Montgomery County Public Safety. Rich seconded that motion. Kevin added to the motion stating that Marie will get paid for her hours plus gas money, and lunch for Marie and Jim.

Clubhouse:

The Easter party for tomorrow was canceled.
The Community cleanup date is Sunday April 28th at noon.
There was one rental.

The Salvation Army will be here with their donation truck on Saturday June 8th. From 10:00am to 3:00pm. Donations can be drop off at the clubhouse. Receipts will be available.

Hospitality: Shannon

She has to deliver three more baskets. She only has one made up and has to buy items for the other two.

Pool:

Mid Atlantic will be in on April 18th to do the electrical inspection.

Kevin stated the repairs will be completed so we can open Memorial Day weekend.

Kristi cannot open and close it anymore. We need a volunteer for that. Jim said we will work on that.

Phil will do the pool again he was informed he needs to keep the chemical log after the season and turn it in to the office.

Help is needed to set up the pool area at the end of May.

Website: Cathy

She is updating the minutes and adding people as they contact her.

Maintenance: Kevin

We have most of the new security system in place for Phase 2. Kevin wants to do Phase 3 which is the Main entrance for here, the entrance for the Meadows, the entrance for the Hills and Long Ridge. We need the signs for the video surveillance cameras to be posted in the Community.

Attorney Magnotta said we can take the entrances out of Capital Improvement since there is new.

The well is going to be installed the second week of April.

Kevin made a motion to renew the exterminator contractor and Rich seconded that motion.

We need to replace the smoke alarms. Kevin will buy the 9 smoke alarms and a couple of Carbon Monoxide alarms.

We need to fix the Ferry.

The Docks need to be flipped over.

Unfinished Business:

Nomination forms for anyone who would like to be on the Board must have their forms by April 25th.

John Mc Kean questioned if his snow plowing contract is for two years like in the past. Kevin made a motion to give him a two year contract for the \$ 20,000.00 for two years and Tom seconded that motion. The cinder barrels must be cleaned out so they can be filled with cinders.

New Business:

We need to update the computer to Windows 10. We also need a new external drive both of ours are up to 90 full. One I keep, one I take home. We will keep one for backup which should be in a fire proof box, which we do not have. The second one will be clean up. Then we only have to purchase one. Kevin made the motion to have this done by Integrity Total System for \$ 424.00. Rich seconded this motion.

Public Comment:

Steve Jung commented about the Street light that was installed.

Justin Pally asked if we would purchase 6 loads of 2A modified stone for the Meadows and he will put it down. The Marina will have 2A modified also which he volunteered to put down. He suggested he will call to get prices for the 2A modified. This was tabled until we have prices.

Motion to adjourn – Sue, 2nd Rich.