Woodledge Village Community Association, Inc.

Board of Directors Meeting

April 6, 2024

Present were, Kevin Kelly, Sue DeSanti, Brian Armbuster, Elliott Smith, Gregg Foster. Absent were Joe Burke & Richard Dioguardi.

The Board of Directors voted to make Kevin Kelly the president, Joe Burke the vice president due to the resignation of Jim Marsh until the July 2024 election.

There is a correction for the October 7, 2023 bank balances. They should read D & C $ 68,373.54, MM $ 77,236.12 and RS CD $57,481.25

Sue made a motion to accept the 2 set of minutes for March 2, 2024 meeting. Brian second this motion. All voted yes except Elliott who abstained because his comments were not added.

**Correspondences** – **Brian** – Tom Ruchalski on Covered Bridge letter was red. Tom felt Jim’s replacement should have been handled differently. He was concerns regarding the Bylaws being followed regarding the election which has been done differently in the past. He felt Elliott should maintain his seat on the Board until 2025 **which he will**.

He said if the Board is going to go by the Bylaws, then all board members except Elliott should vacate their seat. **According to Attorney Magnotta we cannot undo the election or change anything the way we do it until the Bylaws are changed, so everyone stays**. **Elliott stated there should be 5 vacant seats** on the board for the July 2024 election, himself and Gregg Foster because they are good until 2025. Tom went on to say, he feels that any member who run should be required to attest in writing that they are in good standing with all provisions of our Bylaws. This document should include, they do not conduct a business on their property, there are no abandoned vehicles, other materials stored on their property that create an eyesore or have the potential to contaminate ground water. He wants the board to ensure that all members maintain their property to safeguard that the community is presented to prospective new members in the best light. He continued with the board of director members who do not comply themselves are incapable of doing so. He mentioned that time is of the essence to set up the membership meeting for the vote on the spongy moths**. This is already done. It is set up for April 20th**. His last statement was that the board needs to catch up with technology, setting up Zoom or something similar for the meetings.

Paupack Plumbing-heating-ac informed us of their 3-tier service contract.

Received a letter from Valerie Skripek, she owns a lot here but lives in Tink Wig. Tink Wig will not be spraying for spongy moths. The owners have to do it on their own. She wanted to know who was going to doing Woodledge Village spraying. She would like the name of the contractor. This letter was given to Elliott to handle.

**Office Manager: Marie-** signed and mailed the contract for the accountant William Owens to do our audit in 2024.

Working on the computer updates with the new software.

We have 73 lots in repository, 63 in Pike County and 11 in Wayne County.

**Finance and Revenue: Sue -**the Dime bank balances in accounts as of March 31, 2024, Due & Care $ 66,625.07, Money Market $ 55,200.17, Special Assessment $ 28,318.51, Capital Improvement $ 10,991.41, and Petty Cash is $ 113.74 Wayne County Bank the Reserve Study CD is $ 59,160.41

The Board & public have a copy of the Profit & Loss, Balance Sheet, Revenue & Expenses, & Bank Balance reports.

**Building and Construction: Kevin** – we are waiting for permits from the Township for one house.

**Roads: Kevin-** asked everyone to let him know if they have pot holes. Carolyn D said someone came up to her house to check the wash out. Kevin said it was him. He told Carolyn that where the water is going down her road, is where it is supposed to be.

Brian said Cedar Ridge washed because the culvert pipe under 5 Cedar Ridge was clogged causing the water to go across the road. He cleaned the one going across their drive and the one across on Cedar Ct. He uses about a ton of stone and can use about another ton & a half to finish Ceder Ridge.

Elliott said he does not know when we did the ditches in this place and it is obviously overdue. We need to go around and take pictures because we want to protect our roads. Sue said the owners are responsible for their pipe.

Gregg Fromell asked if we had a management update plan. Kevin told him he goes around every year himself.

Elliott said we have a Reserve Study Plan, we are to take a look at it for our assets and projection so we will understand how much it is going to cost.

Marie told him roads are maintenance, they come out of the General budget not the Reverse study.

Elliott said he volunteered because he has a financial background and could put some estimations put models together.

**Trees: Elliott** - He will send Marie the tree application he updated again. It states that you need to get a contractor’s permit. Marie will put it on our webpage.

He issued two tree permits for dangerous trees for Pallay and Kelly in the Meadows.

**Lake/Dam**: Elliott -He had a member on the Lake ask about a Dock permit. Mandy W who is part of the Lake committee wrote up a nice procedure what she went through. She documented it so if anyone needs it. Marie asked Elliott to send her a copy of it. Elliott said he suggest we can upload it to the web site.

There was a college project done by one of the members daughters on the Lake. She did a nice presentation maybe one day we can have her give her presentation.

**Boat Committee: Elliott** He also updated the Boat application to include a whole ID and a Photo ID, this is the best way to identify these boats. Marie will put this on the website. He wants the Newsletter to state about cleaning up your boats. We still have 10 unclaimed boats.

**Clubhouse: Sue**- we have 2 rentals this month.

**Hospitality: Sue** -Nothing to report

**Pool: Kevin** -He still has to do some piping downstairs to eliminate the leak in the basement, we need to replace the valves. This will be done in April or May. The pool will be opened the last day of school, June 14th.

Amy L wanted to know if the pool could be open Memorial Day weekend. Keven said the problem with that is we do not have the guy who does the chemical. The State says you have to be licenses to do the chemicals. He is not available but Kevin said he will find out. Elliott said can we ask him, Kevin said he will call him. We still have to stain the pool deck.

**Maintenance: Kevin** - the BBQ shed is almost done. The windows will be done. Robin said she will help with the paint. Marie said Robin did a good job on painting the mailboxes.

John C said there is a hole by the baby pool which gets bees. Last year his child got stung.

Keven said he is going to grind it.

**Unfinished Business-** the nomination form, if you are running for the Board must be in the office by April 18, 2024 There will be 5 openings for the Board of Directors.

**New Business:** Kevin- said the hot water started leaking. He is replacing it with a 30-gallon hot water tank.

**Public Comment:** Diane L said she is not in favor of spraying. She feels this is a town issue and we should be contacting them to pay for this spraying as well as your County Officials.

Mike B is against spending $25,000.00 for spraying for the spongy moths. The State is never going to spray again if we pay for it ourselves. He feels we can do so many more things with that money. He said these trees have survived 1000 of years. He thinks the money should be used on the pool since that is what everyone uses. We need to stop putting band aids on things and finish projects. He stated he has a salt pool at his house to eliminate chemicals and save money.

Kevin K said that he does not know if the State would allow us to change to a salt pool.

Allan C spoke about Short Term rentals again. He said we can change the rules to not allowing them since it is only us and Mast hope that allowed them.

Elisanna C asked how much do we make from the short-term rentals? She was informed that we get a yearly $1000.00 permit and every night it rented we get $125.00 a night.

Jacob J wanted handicap parking around the clubhouse and pool area.

Diane L said she see recreation vehicles with no flags.

It was suggested to have a community clean up day. We had one planned for May 4th but we changed it to June 1st.

Victor C said we should agree to not be disrespect to each other.

Elliott S asked Diane L to not bash him on the Facebook page.

Amy L is collecting money for new lounge chairs.

Jacob J said Marie should not run the meeting. She is involved to much what goes on in general with the whole community. Sue said that Marie is the Community Manager. Marie replies to him but it is ok for you to go to Home Depot to bash me. Robin J said don’t go there you tell people we are trouble makers. Marie wanted to know who said that but Robin J didn’t reply.

Elliott S said that he is bringing up about the accountant stating that there is a lack of segregation of duties. He continues with before he votes he would ask the question, that are you willing and able to be ready to perform your duties of the Executive officer that may land in your lap. This will reduce the hours that Marie spends practically on, it will save the association money and spread the work. The accountant has continued pointed this out as a problem. He just found out about this in January and it seems like the audit agrees with him. Marie stated that the audited did not agree with him. This has been an issue and he has a problem with it and he wants to share it with the community. Elliott S continued with this is an opinion to save money, and do more work on a voluntary basis with the right skills that is the question he is going to be asking at the election. It is a ----------- position to be on the board and it is stressful, you just have to be committed, just like the treasure should have some accounting background, recording secretary should be able to collect information and maintaining it. This should not be ousted and putting all the work in one basket.

Sue D said everything comes out of the office, that is why Marie needs to know every thing that is going on and she delegates it to us. We do what we have to do. We have a letter that states although the recording secretary has never been official designated and the correspondence secretary has likewise never been officially designated as appears in Bylaws, Article VII, 5 & 6, it has always been the duties of the employed Secretary/Manager to perform those functions. Marie gets paid to do it. None of us are looking to get paid. I know at one time Elliott S suggested to pay the volunteers

$ 500.00 then they are not volunteers. Woodledge is small and we want to keep it that way. I know he has a lot to put out there to help us, I mean we do appreciate it, his experience. I don’t know maybe he is over quality for Woodledge Village. This is not GE but we appreciate his help we appreciate everybody’s help. I do not know what they are looking to change or make different, I don’t know if you think anything is going on. Elliott questioned our budget, you questioned, what do I mean (Sue) we are doing well. I do not know what you mean we are in the black, we are functioning well. Like Diane L said most of us are looking for properties we are staying here this is our retirement. They live on fixed incomes. Sue continues said we are looking to keep it that way but better it. More functions with the clubhouse, the pool, things like that you know. Robin J stated that many people do not realize how far the association has come from what it was at one time. She applauds Kevin who is involved in everything, every time she sees volunteers Kevin K is always there and it taken a lot of your time out of your life. She continued with she would like to be involved more. She is happy here, Sue told her we always appreciate that.

Elliot said we should be talking delegating responsibility.

Gregg F said he is trying to figure out what was the attraction for everyone to Woodledge. He continued he is listening to everybody. He is here for 50 years. It was a small community that came together it was a family atmosphere. Now we are hearing people saying I want to change this and that but he hears a lot of chiefs and not a lot of Indians. People say they want to volunteer for the Board, they should volunteer on the roads. He said John P put his money where his mouth is and him and John P always did not get along. There are people who put their money where their mouth is and they do constantly here. As far as an assessment it has always been a vote. Now the people that live here is what attracted you to woodledge is it is a small community, it is limited in dues, we make due with what we have. He agrees, we start a project we finish a project, that would be great in the real world but things come up. Kevin K is his brother-in-law, he knows what Kevin K does. He could be an abrasive person sometimes but Kevin K puts his money where his mouth is. He will work here but there are people that sit on the side lines here. His father was his boss, he never got to volunteer, he was told to go and do thing that needed to be done. You did not need to be asked, you just did it because you were neighbors. We should go back to being neighbors.

Mike B said he agrees but he is only here for one day, his wife would sell the house if he volunteered. What he doesn’t agree with starting a project and not finishing it. He complained about the Tennis courts, he said $7,000.00 to cut down trees so why does it still look that way.

Greg F told Mike the trees were hanging and dying, the overgrowth in this place. You want to talk about the gypsy moths in this place, He said he has seen this for 50 years. Him personally, that $25,000.00 is our emergency fund for a dying need that comes up and he is not willing to spend $25,000.00 and then when something comes up what do we do. This is a majority vote. Greg F said clean up your properties. He feels there are things you can go like putting burlap around the bottom of the trees. He feels the biggest thing we have to do is coming back to being neighbors.

Alex R complained about the speed bumps on the bridge. He always hears the bumping in his house from the cars on the bridge. He wants them removed. Kevin K said No, they are there for the people who speed. People have no respect to slow down.

Elliott S said maybe we could put speed bumps before the entrance and after the exit of the bridge.

Kevin K said he is looking to put asphalt on the out side and a rubber speed in the middle of the bridge. He continued with when he was working on the pool not one person stopped for this stop sign.

Elliott S said he felt this is a reasonable request. He likes the idea of the ones on the outside. Kevin K said the was the original plan.

Victor R said he agrees with all this disrespect need to stop. He sees the faces people make and the comment they say under their breath from the Board can still be heard and some are disrespectful. He feels leading with that example needs to start with the Board members to show to the rest of them this is how we should act being matured.

Sue D said if she makes a face, it might be because she has a though in her head. I need to show people how to act, shouldn’t people act appropriately and be kind, sometimes we may not get along but we have to work it out.

Diane L said people do with they want and have no regards for other people. She sees recreation vehicles riding around with no flags.

Elliott S asked Diane L to live by example, there were some posts on Facebook they he felt she went overboard regarding him. Diane stated said I was very angry, and he would like for her to keep that in check because it was not necessary, he continues with, we can disagree that is fine, he is a father, he is a son, I’m a brother and he respects all these guys up here, we might difference of opinions and how we run operations. He said the Reserve Study was for emergencies. He felt like Mike B it was not necessary to cut the trees down. He did not feel the tennis courts were an emergency. He would have like the option to say hey is this the best use of our money.

Kevin K said so the people who want to use the tennis courts can’t use them?

Marie stated that the Tennis courts have not be touched or maintained in 15 years.

Marianne V said talking about respect, she received a very nasty letter about garbage on the property from this Board stating if she did not clean it up, she would be fined $100.00. Why did the Board sent her a nice letter, she did not even know the garbage was there, so talking about respect it needs to start with the Board. Sue D felt it was a general letter. Elliott S said it was not the first time he heard this. Sue D continued with some people feel it the bear takes your garbage it is not your garbage anymore. That was the only reason, this was not a personal attack on you.

Marianne V said her pays everything and her property is cleaned.

Victor R suggested that we have a clean up day when everybody could come in.

Marie told him we had on schedule for May 4th but we have to cancel it because of the clubhouse being rented so it will be rescheduled for June 1st after the meeting. She informed him last year’s clean up only 2 people showed up.

Any L said she would volunteer with Robin J to paint.

Elliott Smith made a motion to adjourn the meeting Kevin seconded the motion.