Woodledge Village Community Association, Inc.

Board of Directors Meeting

August 5, 2023

Present were Jim Marsh, Kevin Kelly, Joe Burke, Sue DeSanti, Richard Dioguardi, Brian Armbruster and Elliott Smith.

Motion to accept minutes – Sue made a motion to accept the minutes as presented. Richard seconded this motion. All voted yes except Elliott since he did not have time to proof read them.

**Correspondences: Joe-**. Hawley Fire Company asked for a donation. Kevin made a motion to give a donation to Hawley Fire Company the same amount as last year which was $ 100.00, and to give Forest Fire Company the same. Brian seconded this motion. All voting yes.

Received an invitation from LHTC Broadband to their Customer appreciation Day. This will be held on Sunday, August 13, 2023 from 12-3 pm. at the Greeley Inn.

Casella took over GFL and is our new collection service provider.

Received 2 emails regarding the bears.

**Officer Manager: Marie-** Marie is preparing for 2 Audits, one audit is by William Owens, our certified accountant which will start this week, and we have sent them the needed paperwork.

This year, the Worker’s Comp Audit will be coming here also on Friday, August 11, 2023 to prepare their audit.

Mailed out 297 invoices for Dues & Care, 226 invoices were paid.

We have 12 owners on a payment plan. Added late charges/finance charge for 59 overdue accounts, 15 were houses. There are 2 houses up for sale. There are 2 in contract. The office has been very busy.

We have 80 lots in Repository, 66 are in Pike County and 16 in Wayne County. Next week the County starts their sales.

End of the month we will be doing Special Assessments, to go out on Sept 1st, due October 1st. November 1st, we will decide whether it will be collections or liens, as some of these are houses.

Board help is needed with mailing on August 30th at noon, if we do not have an office worker by then.

Wayne County sends a bill for back taxes for $4,148.67 for the year of 2021. After many phone calls I found out this was for one of our property owners not us. This was sent in error.

Next week we have 1 house and 3 lots going up for tax sale in Wayne County.

**Finance and Revenue: Sue -** The DimeBank balances as of July 31, 2023 are Dues and Care- $ 81,191.69, Money Market - $ 70,175.73, Special Assessment- $ 29,104.30, Capital Improvement –$ 8,724.90, Petty Cash - $130.36, and The Reserve Study CD $ 72,447.40. The reserve Study CD is maturing this month. As previously voted on $ 15,000.00 will be taken out towards the Tennis Courts and the CD renewed in another bank. A motion was made last month for these transactions.

**Roads: Kevin** – He spoke to Mc Keen and he will do our snowing plowing for the same as last year for $28,000.00. He also asked him use a rubber blade not to tear up our roads.

Elliott informed us about a culvert pipe needs to be cleaned out. After a discussion a letter will be send stating according to the Rules & Regulations it is the homeowners’ responsibility to clean out their

culvert pipe on their property.

We will be paving 125ft on Ponderosa, 150 pot holes and 115ft of Cedar court.

As far as the Tennis /Pickle Court, trees are being cut down. Kevin will talk to Warner paving regarding the paving of the Court. Matthey will be contacted for a price regarding moving of the gate for the Court.

Someone asked how much it is costing to cut down the trees? Kevin replied $ 8,000.00.

**Building and Construction: Kevin-** No permits were issued. A fine was given for an expired permit, which was paid.

**Lake/Dam/Marina:** **Joe -** The Lake was sprayed this month. The boat rack will be worked on. Kevin said people need to remove their boats for the work to be done.

Elliott is getting information regarding the spraying of the gypsy moths for next year.

Elliott gave the Board a copy of the minutes from the Lake committee meeting. They discussed the Lake water being tested.

There was a discussion on the snapping turtles. You have to go through the Board for approval for trapping turtles.

Brenda resigned from the Lake committee but she would like to have Tom Ryan on the committee. The Board accepted her resignation by a motion from Joe and seconded by Kevin, and the board had no problem replacing her with Tom Ryan who agreed to do so.

**Trees: Elliott** - Issued no permits this month. He will go and check out the property in the Meadows where trees were cut without a permit. Marie asked if he was ok with his phone # on the tree permit applications. He replied he had no problem with it. The process is the office gives out the tree application. They complete it and call Elliot, he goes and checks it out and marks the trees, returned the sign application to the office and a permit sign is issued by the office and kept on file and posted on the property.

No permits will be issued for trees and driveways until we see the plot plan.

Another letter will go out to the person who cut trees without a current permit since the fine was not paid, if not paid in 15 days of the letter all building will be stopped due to him being in bad standings.

**Clubhouse:**  **Sue**. There will be 2 rentals for this month. Sue will talk to Cathy regarding her get together as discussed by the Board of Directors.

**Hospitality: Sue -**. What is happening for Halloween? Elliott will help out. Sue stated a community gathering poster cannot be posted as it. She feels if this is for community do not invite a friend. As far as liable issues BYOB cannot be posted. Kevin made a motion and Elliott seconded the motion to have Sue open up the clubhouse so they can use the bathroom. Sue will take care of this.

Plus a waiver will have to be signed.

**Pool: Kevin-** We will close the pool the day after Labor Day. He needs to purchase some anti freezes. Marie will notify the company that test the water for our 2 pools.

**Maintenance: Kevin –** Things still need to get done. People are asking what needs to be done so we can post it on Facebook. They can cut up the small pine trees on the side of the road on Chuck Foster Drive, clean up garbage around the clubhouse and wooded arears, pick up tree branches, clean up the Marina after it is fixed, the Bridge needs to be painted after it is fixed.

**Unfinished Business: -**  A motion was made by Kevin and seconded by Sue to change the collection agency. We are looking into taking payments with credit cards. Kevin took the information I had to check into it more and make a comparison between companies.

**New Business:** - Elliott made a motion for himself to be Correspondence Secretary there was no second motion.

The Executive Board members need to go to the bank to update the signature cards. The Reserve Study CD, need to be renewed in another bank after the $15,000.00 is taken out and put into MM account for the Tennis Courts and Open up a CD with the Balance in the Wayne County Bank.

**Public Comment:** - Someone asked if the doors on the bathroom stalls could be made longer so no one could look under. She was told they would extend it.

Brenda explained what the turtles do for our Lake and why they are good. She asked the Board to limit the number of turtle taken. Jim told her that we are not taking all the turtles out of the Lake.

Donna R she is concerned about the appearance of the Community and said that this affects the property of everyone. She feels some people are not pride or taking care of their property. She sees garbage, debris, tires, abandon cars and miscellaneous objects. She sees uncovered propane tanks which are in our rules and regulations. The front entrance need to be weeded out and repaired. She also asked with the wooded board at the entrance of Long Ridge be taken down. She was told a new bulletin board is going up there.

She was told that we do not go looking for problems but if we get a complaint then we take care of it. She was told to drop off something in writing and letters will be sent out.

Kristi asked if we could see how much bags of mulch would cost for the front area. Kevin made a motion and Joe seconded the motion to check out the cost.

Robin is making a list for the pool rules, she was given a list but Kevin wanted her to add if you hear something like lighting get your kids out of pool and no throwing rocks in the pool along with no glass, no alcohol, no smoking or vaping and no dogs.

Kevin said anything left at the pool is going in the garbage.

Jacobsen said they cut grass and it was not removed. He claims it is illegal to not remove the cut grass.

Tom wanted to know why the sides of the roads were not mowed. He was informed they do that at a different time.  
Joe made a motion to give Marie $1.00 an hour raise, Kevin seconded this motion all were in favor.

Elliott made a motion and Brian seconded a motion to adjourn