

Woodledge Village Community Association, Inc.  
Board of Directors Meeting  
August 6, 2022

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

Motion to accept minutes – Sue made the motion, Rich 2<sup>nd</sup> this motion.

**Correspondences: Tom-** We received a request for a donation from the Hawley Fire Company. Kevin made a motion and Jim seconded the motion to give them the same amount as last year \$ 100.00.

Wayne County tax bills for 2 lots were received with the increase. Marie noted that WV has a property that we are unsure where it is and if it does not perk. Noted that we had one lot that did not perk and we got rid of it, Marie suggested looking into it further and reporting back to the board at next month's meeting to decide if WV should continue to pay the taxes or stop. Asked why WV should pay of an unusable area unless it is in a green area. Kevin noted maybe we should make a green area. Marie noted that she believes all green areas are up-to-date.

Lackawaxen did not have an increase on taxes this year

**Officer Manager: Marie-** Me and Donna are preparing for 2 audits, one is our accountant William Owens, they will start this week, and we have sent them a lot of paperwork already.

The other one is the Worker's Comp Audit, they will not be coming here, they want me to do the audit and send them everything. Marie normally does the audit anyway.

We have 12 owners on a payment plan.

Added late charges/finance charge for 56 overdue accounts, 12 were houses.

There are 6 houses up for sale. There are 3 in contract. The office has been very busy.

The Special Assessment invoices will go out on Sept 1<sup>st</sup>, and will be due October 1<sup>st</sup>. November 1<sup>st</sup>, we will decide whether the overdue accounts will go to our collection agency or place a lien, as some of these are houses.

**Finance and Revenue: Sue - Bank** balances as of July 31, 2022 are Dues and Care- \$ 107,128.32, Money Market - \$ 71,046.12, Special Assessment- \$ 30,949.18, Capital Improvement -\$ 16,577.91 and Petty Cash - \$63.22, and The Reserve Study CD \$ 52,073.25, Plus \$20,000.00 will be transferred to Reserve Study CD from Dues & Care this week, motion was made last month to make this transfer and CD renewal. The executive board has a copy of the reconciliation statements. The public has a copy of the Bank Balances, Profit & Loss according to the budget, the Revenue & Expenditures and Balance sheet.

**Roads: Kevin** –Some potholes still need to be filed, everything else is okay. Rocks need to be ordered for Leeway Court. He has the mirrors for the Meadows. Mailbox for packages where delivered.

A motion was made to advertise for snowplowing, Kevin made the motion and this was seconded by Brian.

**Building and Construction: Kevin-** Round house is back under construction, they fixed the road and new stone was put down up to the entrance.

House on the lake, is doing electrical and plumbing now, septic finished. Check on some extra trees that were cut down.

A permit was issued for a 2 car garage.

**Lake/Dam/Marina: Joe** – was In touch with Joe from Ecological. The lake was not sprayed this month.

Mandy S. asked if spraying the lake helps with the algae, Sue and Joe both said yes to a point, heat plays a big part with algae. Spraying all we can do at this time, and with these 90 degree days we have been having the algae gets bad.

**Trees: Tom** - Issued 1 permit this month.

**Clubhouse: Sue - Curtains**, will be taken down for cleaning. We have 3 rentals for the month.

**Hospitality: Sue** -.She was asked what is happening for Halloween? She does not usually do the parties. She wants it posted on Woodledger's for members to volunteers from the members. Sue is not going to do the Halloween party. We can do a Trunk or treat, if the volunteers members want it, Sue will help.

**Pool: Kevin-** When will the pool close? Kevin stated will close the pool the day after Labor Day.

**Maintenance: Kevin** – Things still need to get done.

Mirrors are ordered and received for the Meadows,

New mailboxes are in waiting for Post Office to put their locks in.

We have the plexi-glass and the cork board for the mailbox bulletin board, this work will be done this week plus additional bulletin boards will get installed in the Meadows and Hills.

Tom R stated the bulletin boards need to be covered on top as they are not water proof.

**Unfinished Business:** - Elliot S. and the board discussed the property he owns that will be subdivided to Woodledge village association Elliot will email over a standard contract for Private Sale for property he is selling to WVCA. This is being handled by the attorneys.

James Muhlenberg purchasing Benson property which he is financing through her and will not be transferred until paid off. Ericka gave him written permission to do a survey and perk test and put a driveway in. Sue made a motion and Rich seconded the motion for a Survey and Perk test to be done which will be needed before permits will be issued. He does not plan on getting permits until the property is in his name.

The Kevin made a motion not to hire Nick Agnoli the engineer for the lake and Brian seconded this motion.

**New Business:** - Special Assessment invoices will go out and be posted marked for Sept 1<sup>st</sup> with the new amendment 2022-01 for the updated building permit and Building Regulations & Site Development. This motion was made by Sue and seconded by Rich.

Kevin made a motion for a violation letter to go out for the house rental that we were not aware of along with a fine for not following procedures.. Tom seconded this motion.

**Public Comment:** - Elliot, round house and the drainage, suggested a retaining wall due to the runoff. Kevin will talk to the builder.

Tom R stated the roads contractor did a good job. The bridge path by the walk bridge needs woodchips, piping needs to get done at the same time.

Mandy S. How do you reach out to the community? The Woodledger's our Facebook page, our website woodledgevillage.com and the bulletin boards.

Tom R said he is volunteering to help. He asked if Covered Bridge Circle will be put in next year's plan paved next year? Kevin told him no because Ponderosa needs to get done first. Tom R asked again about oil & chip Kevin told him oil & chipping is more expensive than Paving.

Tom R. presented papers from Solitude to help maintain the lake for informational reasons. Joe B. will contact them again. Lengthy discussion on the lake and how to maintain it.

Mandy S. The lake is a big drawn for the community.

Tom R made a motion to create a sustainable Valley View Lake maintenance fund. He was informed that he can only do this at the annual member ship meeting. The board needs to discuss this, this was put on hold. Kevin stated the pool will have to be replaced in the future. Tom R stated this is where the board fails; we on this side of the table do not know that. Jim stated we have to do what DEP tells us. We had to drain the Lake for the 100 year flood and everything bloomed after that. Then they made us take the board out or if you want a stream down here they told us they will close off the water flow.

Sue said we need to see what Solitude says.

Mike S. felt the board should make a 2 to 3 year plan for all shared assets for upkeep and repairs and post on WV website. We should also post progress made on WV information sites for member knowledge. Marie stated we have a 10 year plan and the Reserve Study is for that. Progress on 10 year plan was discussed. Lengthy discussion on updating the public and repairs completed and needing to be done.

Sue made a motion for Marie to update the Reserve Study before she leaves and Rich seconded this motion.

Joe will be getting a Lake committee together with Tom R., Elliot S. Bob T., Nicholas, S, Mandy S. and Mike S.

Jim made a motion to adjourn, Kevin seconded this motion. All were in favor.