

Woodledge Village Community Association, Inc.
Board of Director's Meeting
June 6, 2020

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

Motion to accept the minutes made by Tom and 2nd by Sue.

Correspondences: Received many complaints regarding the party at 104 Cedar Ridge stating it was an Air BNB rental. The owner stated it was her daughter who had a party, not a rental. She enclosed the list from Air BNB confirming that it was not a rental. We will be contacting our attorney regarding short term rentals.

Attorney Magnotta responded to my questions regarding the Annual meeting. We must have one at some point if we cannot have it because of Covid 19 as scheduled the board of directors would be forced to operate the community on last year's budget and special assessment too.

As far as the pool the board has the power to regulate and control for the welfare and safety of the community.

Received a complaint about the fireworks on Memorial Day weekend asking we ban them, which they are not allowed in the Community.

Office Manager: Marie: Gave Jim the script that needs to go on Mickey's Foster plaque.

The board has a copy of the proposed 2020/2021 balance budget which will be adopted at the Annual membership meeting.

The mailing was done for 321 property owners for the Dues & Care, with the Newsletter and the Amendment's to the Rules & Regulations.

Insurance Receivership sent us a refund check for \$ 70.00 which was due us from 1991.

The office hours will be Monday, Wednesday, Friday and the 1st Saturday of the month from 10am to 3:30pm plus floater hours as needed.

Finance and Revenue: Sue: Balances as of May 31, 2020 were Due & Care- \$62,812.00, Money Market - \$ 40,856.55 Special Assessment- \$ 27,534.54, Capital Improvement - \$ 5,682.42, Reserve Study CD - \$31,652.61 and Petty Cash \$ 94.52. A motion was made by Rich and seconded by Sue to renew the Reserve Study

CD when it matures. A motion was made by the Board in a prior meeting that we have no extra money to deposit into that account this year.

The board also received a copy of the Balance Sheet, Revenue & Expenditure, Profit and Loss Budget vs Actual.

The contract for the exterminator will be put on hold.

Building and Construction: Jim: 1 carport and 2 contractors permit.

Roads: Jim: Waiting for paving to be done.

Trees: Tom: Issued 2 permits

Lake/Dam and Marina: Jim: Lilly pads/dam will be treated when possible.

Clubhouse: Kristi: There was no rental this month.

Hospitality: Sue: Kevin made a motion to cancel the Annual Picnic and Kristi seconded this motion. The Annual membership meeting will be held on July 4th

Pool: Kristi/Kevin: Kristi made a motion and Kevin seconded it to donate \$ 200.00 to Forest Fire Company fill the pool for us and power wash the Tennis Courts.

The pool will be opened on July 3rd if all goes well from 11am to 7pm.

Chemical will be ordered.

Phone will be turned on for emergencies when pool is opened.

First Aid kit will be in hallway.

Kevin made a motion to hire pool attendant and Kristi seconded this motion. They will be paid \$7.25 an hour, to monitor things and clean.

Phil will be contacted.

Maintenance: Kevin: Rich made a motion and Joe seconded the motion to purchase automatic soap and towel dispensers.

Sue made a motion and Rich seconded to purchase a filter for our well water.

Rich made a motion and Kristi seconded this motion to purchase the 2x6 for the bridge railings and fix the picnic tables. For \$465.00

Unfinished Business: A property own is refusing to pay the late charges. Kristi made a motion and Kevin to send a letter stating we have rules and if they do not pay we will follow procedure that are in place. Marie is to follow and enforce the procedures on her own which is what the Board of Directors want.

New Business: Rich made a motion and Kevin seconded it that violations letter are to go out for no flags and people fishing without them. The first letter will be a warning before a fine is accessed.

Motion to adjourn was made by Tom and seconded by Joe