

Woodledge Village Community Association, Inc.  
Board of Director's Meeting  
June 5, 2021

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

Sue made a motion to accept the 2 sets of minutes Rich seconded this motion

**Correspondences- None**

**Office Manager: Marie:** The board has a copy of the proposed 2021/2022 balance budget which will be adopted at the Annual membership meeting.

The mailing was done for 305 property owners for the Dues & Care, with the Newsletter. Kevin made a motion for Marie to start her Monday, Wednesday, Friday and 1<sup>st</sup> Saturday of the month along with her floater hours/days until September 4<sup>th</sup>. This will go in effect the week the pool is open plus the Saturday the pool opens which will be June 19<sup>th</sup>. From 9:30am to 3:30pm. Jim seconded this motion.

We had to change the water testing company to Princeton Labs since Eurofins labs will not be testing our water anymore.

A new shredder was purchased for the office.

The following amounts will be written off due to properties went into Repository, \$998.29, 1062.54, 271.72, 6463.09.

The one account which we had to adjust was 5,991.46. Kevin made the motion and Jim seconded the motion.

**Finance and Revenue: Sue:** The Dime bank balances as of May 31, 2021 were Due & Care- \$34,302.89, Money Market - \$ 50,934.61 Special Assessment- \$ 45,715.85, Capital Improvement - \$ 15,808.44, Reserve Study CD - \$41,911.99 and Petty Cash \$ 31.66.

A motion was made by Rich and seconded by Sue to renew the Reserve Study CD when it matures and to deposit \$10,000.00 in that account if new have it otherwise just \$5,000.00 will be deposited in that account.

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

**Building and Construction: Jim:** One house is being completed/an addition is going to be build/one driveway is being put in.

**Roads: Kevin:** Waiting for paving to be done.

**Trees: Tom:** Issued 2 permits. A tree permit application must be completed before and tree approval is given.

Contractors must purchase a yearly permit and a current certificate of insurance.

We will check into a tree for the Hills for Al. Jim will get the plaque made up.

**Lake/Dam and Marina: Jim:** Lilly pads/dam will be treated soon.

Tom R stated that they can use his dock to treat the Lake if needed.

Ecological is only to take all from Joe and Marie. He received a call from someone stating they were Sue who is a Board member. She never called him.

The Marina is going to be cleaned up and unregistered boats will be taken off the rack.

**Clubhouse:** After 4<sup>th</sup> of July the clubhouse will be opened for rentals. The Annual membership meeting will be held on Saturday July 3<sup>rd</sup> followed by the annual picnic. Due to Covid everyone will bring their own food, drinks, and items.

**Hospitality:** Sue: Nothing

**Pool:** Kevin: Kevin installed the filter for the well. Big thanks to Kevin, Bill, Joe, Larry for working and upgrading the pools. The pool will be opened on Saturday June 19<sup>th</sup> 10am to 8pm. Chemical were ordered and delivered. First Aid kit will be in hallway. Phil will be contacted.

**Maintenance:** Kevin: Water filter for well was purchased and installed. Pool piping for the baby pool was redone and big pool is being repaired.

**Unfinished Business:** If any member cannot make the membership meeting, please give you proxy to a board member so we can make sure we have a quorum.

**New Business:** Joe made a motion and Kevin seconded it to send a violation letter out for speeding on Covered bridge. The first letter will be a warning before a fine is accessed. We need to purchase a door for the BQ shack and supplies to install it. Joe made that motion and Rich seconded it. A motion was made by Joe and seconded by Tom to purchase a power washer. We will be installing slow down children at play signs because of the speeding.

**Public Comment:** Steve J questioned the road by the mailbox. He was informed that this fine was already taken care of thanks to the security cameras. Tom R asked about the Lake being treated. Joe told him he was here and will be back again to access things. Bob T discussed the plans for his property. We are waiting for copies of the septic permit.

Motion to adjourn was made by Jim and seconded by Kevin