Woodledge Village Community Association, Inc.

Board of Directors Meeting

March 2, 2024

Present were Kevin Kelly, Sue DeSanti, Brian Armbuster Richard DioGuardi. Elliott Smith Absent was Joe Burke and Jim Marsh resigned.

Jim Marsh resigned. The Board appoint Greg Foster.

Elliott had a problem with the minutes. He felt that important things were left out. After a long discussion between Elliot and Brian, Elliott asked Brian to work together regarding the minutes and Brian agreed. Elliott continued with he wants the Board of Directors especially the Secretaries and Treasurer to do their own work not Marie, we can cut her salary in half and use the money do things that need to be done he stated.

Sue felt this had been done since the beginning of time. The Community/Office manager has all the information and they do the work. The Board is called upon anything that they need to do or follow up on. Marie lets everybody know what is going on and it has always been done this way. Sue felt that to make this change we would need 2/3 of the community.

The raising of the dues also came up.

Sue read Article XV of the By Laws where it states a director in performing his/her duties, a director shall be entitled to reply in good faith on information, opinions, reports or statements, including financial statements or other financial data, in each prepared or presented by and of the following. One or more officers or employee of the corporation whom the Director reasonably believes to be reliable and competent in the matter presented.

Hans Prell felt this should not be discussed at a general meeting but among the Board privately.

Sue stated we should go back to the agenda.

Motion to accept the minutes of the October 2023 meeting was made by Sue, and Rich seconded this motion.

**Correspondences**: Received a request for a donation from Lackawaxen EMS. Kevin made the motion to give them $25.00 like last year. Sue seconded this motion.

Attorney Magnotta thanked the Board for reappointing him.

**Office Manager: Marie** Mailed out 29 friendly reminder 20 paid.

Mailed out 31 delinquent letters 11 paid.

Turned over 16 accounts to our collection agency on November 28, 2023 There were 6 accounts that paid since then.

Mailed out 3 letters for reimbursement for the collection agency fee as stated in the Rules & Regulations/only 1 paid.

Will mail out the additional 3 letters asking for reimbursement for the collection agency fee.

Checked into different payroll services but none were cheaper than QuickBooks.

The Board has a copy for the 2023 Audit.

**Finance and Revenue: Sue**

Dime Bank balances in accounts as of February 29, 2024, Due & Care $ 77,967.39, Money Market $ 48,179.08 plus the $7,000.00 for the balance of the Tennis courts, Special Assessment $36,557.11, Capital Improvement $10,467.52, and Petty Cash is $ 133.74 Wayne County Bank balance of the Reserve study CD $58,932.27 which matures June of 2024.

The Board and the public have a copy of the Account Balance, Profit & Loss, Revenue & Expenses, and Balance sheet.

Hans asked if there was any way to give a discount if the Dues are paid ahead of time before the July 1st due date.

He was told no because our expenses go up and our Due can only go up if we have 66 2/3 percent of the membership to approve otherwise it will be increases in 2062.

Hans said all he hears is that we need money to do so many things. Sue said we are doing well all our bills get paid and we have volunteers that do a lot of work.

**Building and Construction:**  **Kevin** – Three houses under construction and 1 house to be starting we are just waiting for the paper work.

**Roads: Kevin –** If anyone has potholes let us know so we can get them fixed. Caroline from the Hill said her all that rain made a trench in front of her house and washed away so much of the road. Kevin said he will check it out, and maybe we might have to put a curb in there.

**Trees: Elliott-** There was 3 tree permits issued. Next there was a long discussion regarding the spongy moths. Who wanted the trees sprayed and who did not want them sprayed. The cost, who would pay the $25,000.00? Elliott stated we should take it out of the Reserved Study account which is a CD which does not mature until June 2024 so that would have to be broken and we would have to pay a penalty or bill each property owner around $60.00 per parcel. A Special Assessment was also brought up. Elliott suggested we should try the spraying for one year. We need to contact the attorney about people suing us if we spray and they do not want their parcel sprayed. Someone said if we do not spray the trees are going to die and Kevin said that is not true. The woman who put on the presentation said it was only a 20 to 30% that is going to be effective. This will have to be keep up on every year. It was also asked if there is any other way to kill them. He was told yes. Elliott says it would have to be all or nothing.

This was tabled for more information to form a committee and also regarding the deadline. There will be no letter until we talk to the attorney about not having 100 % of the people wanting to spray for the sponge moths and what about asking the people for money to do this.

We need money to take care of the Dam when we hear back from DEP about the trees with the root ball removed.

**Lake and Dam** – Elliott wants a letter to go out when we do our mailing regarding the Boats. The Boat rack was replaced. Boats need to be numbered. Always looking for fish donations.

Received the report from Paupack Wildlife & Pest Control LLC. They do not feel that this issue needs to be addressed by trapping the beavers. Complete report is filed in the office. We have an Otter which is protected.

Ecological Solutions, Inc performed a series of monitoring activities. The lake water is good and the full report is on file.

**Clubhouse: Sue** – Community clean-up day is May 4th, after the meeting. It was also suggested that everyone clean up their own property, road and common area on their own.

**Hospitality: Sue -** We needed 4 Welcome baskets. No one volunteered to host the Easter party or Easter egg hunt.

**Pool: Kevin** – Kevin, Joe, Bill and Jim B saved us $249,000. by re pipping and refinishing the pool. The pool deck needs to be painted. We also need to get the grinder. We need to get the proxy paint for the pool. We need 15 gallons of red paint for the bridge.

**Maintenance: Kevin** – Tennis Courts need to be finished. To cut all the trees around the tennis court it cost us only

$ 8,000.00. and we have the $7,000.00 for the recoating.

We will take the dirt from Leeway court and bring it down here to make the ramp.

The outside of the building also needs to be finished where the windows were replaced with safety glass.

**Unfinished Business**: We need to work on the Rules & Regulations.

In order to turn two lots into green common areas we would need to have them survey, have new deed recorded.

The Board felt for the little bit of taxes we pay it was not worth the expenses. They just wanted to have it checked out.

**New Business:**

A motion was made by Sue and seconded by Brian to just contact J M L instead of wasting money on advertising to see if he is interested in doing our grass cutting again this year.

The accountant proposal for 2024 needs to be signed.

We will be advertising for an office helper to help me catch up and cut my hours down.

Date for the candidates to return their nomination forms is April 18, 2024. The ballots will be mailed out May 18th and due back June 18th.

Since the By Laws do not state a year term for the Directors according to the Non-Profit code and the Pennsylvania Uniform Planned Community Act, the terms are only for one year not two. That means all directors will have to run this year. There will be 7 positions opened this year and every year until we change the By Laws. According to our attorney we need to update the By Laws because they are also contradicting our Covenants. He suggested we form a committee of some board members and members. In time to come we would like to have 4 people run one year and 3 the next.

The nomination notice will be posted on Tuesday and the nomination form will be posted on our website and in the office. The nomination form needs to be returned to the office no later than April 18th.

Newsletter will be worked on.

**Public Comments:**

Amy appreciated the Lounge chairs and the Adirondack chairs donated last year but they did not really hold up that well. It was said that some of the kids were jumping on them. She would like to collect donations to purchase stronger chairs. She said if it is okay with the Board, she would handle this. She was told to go ahead.

Alan stated that we should ban the short time rentals, other communities are doing it. He claims except for us and Mast Hope everyone banned them and the ones in place are grandfathered in.

Kevin made a motion to adjourn and Rich seconded this motion.