

Woodledge Village Community Association, Inc.  
Board of Directors Meeting  
March 5, 2022

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

Kevin made a motion to accept the 2 sets of October 2021 minutes, Rich seconded this motion.

**Correspondences:** Brenda Isakson mailed a thank you card for the Board for everything they do.

Received the proposal letter from our attorney regarding the Storage shed for Prell. Nothing ever came of that.

A notification from Middle Atlantic about the electric inspection for the pool. Kevin made a motion to hire them and Rich seconded the motion. Marie will schedule that.

Derrick Braun was looking for woodchips, large logs and leafy material from our tree service people. I have informed him that we do not have a tree service, Property owners get their own landscaper.

**Finance and Revenue:** The Dime bank balances as of February 28, 2022, were Due & Care \$ 80,821.33, Money Market \$ 61,003.63, Special Assessment \$ 35,621.62, Capital Improvement \$ 19,781.38 Petty Cash is \$ 94.89 and Reserve Study CD has \$ 52,019.78.

The Board and public have a copy of Balance Sheet, Revenue & Expenses and the Profit and Loss reports according to the budget.

The executive Board also has a copy of the bank statements and the reconciliation statements.

**Office Manager: Marie-** A phone motion was done in February to hire an office helper Donna S for \$12.00 an hour for 4 to 8 hours a week as needed. For the records Jim made a motion and Kevin seconded this motion.

For the year of 2020 we had 49 properties transferred (15 houses 34 lots).

As of January 1, 2021 to December 31, 2021 there were 48 transfers (9 houses 39 lots.)

For the month of January 2022 there have been 5 lots that changes hands.

We still have 11 people on a payment plan, 11 people in the collection agency, 9 overdue people and 7 people who paid the collection agency but still owe us the collection charge.

Repository has 55 lots in Pike County and 17 in Wayne County which is down from last year.

Articles are needed for the newsletter. I will try and get some ads.

The Rules and Regulations need to be update.

**Building and Construction: Jim-** There is one house being built on Covered Bridge.

**Roads: Jim/Kevin-** Received complaints about Albert Rd, Birchwood, Cedar Ct. and 2 from Juniper Way.

The mailbox use to be rocks and the complaint is now it is all mud.

**Trees: Tom -.**He gave out 2 permits.

A tree was cut down on the right of way of the road without a tree permit.

A motion was made BY Kevin and seconded by Rich to send a letter and a \$100.00 fine for cutting down a healthy tree with no permit.

**Lake and Dam: Jim-** We received a contract Ecological Solutions to treat the Dam and Lilly pads. The cost will be \$ 6,550.00 for Lake and treatment for the Dam.

This was put on hold until next meeting when Joe is back.

There were 5 beavers trapped.

Kevin made a motion to order 4 signs stating no gas vehicles are allowed on Lake...

Rich seconded this motion.

**Clubhouse:** The Community cleanup date is put on hold.

Easter party or Easter egg hunt there is no one here to do this.

The new furnace is put on hold to look for a better price. Kevin will check this out.

Sue & Jim did a nice job cleaning the clubhouse.

**Hospitality:** .There is 5 rentals coming up in the Clubhouse from April to July.

All welcome baskets were delivered except one.

**Pool** -The cover will be taken off when the ice melts. We need to see what repairs have to be done before we can open the pool.

Marie will order the chemicals before the price goes up or there is a shortage.

Phil is not doing the pool anymore.

We are talking to other communities.

We would like someone in Woodledge to take the course which we will pay for.

Robin Jacobsen is interested.

**Maintenance: Kevin-**There is a list of things to be done. It will be posted for volunteers.

The bridge blocker was hit. I was called and emailed about it. I told him to fix it or get someone to fix it.

The mailboxes need to be painted this year.

We need to order more boxes for packages. Kevin will check this out.

**Unfinished Business:** If you get someone else's mail do not leave it at the office mailbox.

Return it to the outgoing mail and call the post office.

Still cannot find a replacement for me to train for when I retire.

One person wanted \$27.00 an hour another one wanted \$ 400.00 a week for part time because that is what she is getting on unemployment.

Indeed wants \$419.00 a month to send us resumes.

**New Business:**

In July there will be 4 members up for election Kevin, Sue, Joe & Rick. Election forms will be due April 21, 2022.

There is someone who owns property on Long Ridge Road. He wants to purchase two lots in Woodledge that orders the back of his property. He sent us pictures of where he wants to cut trees and put a road in to get from his property to Woodledge.

After a discussion with the board Kevin made a motion not to allow trees or be cut or a road to be put in. Jim seconded this motion.

Received a note from a property owner who does not want to pay us the charge the collection agency fee we were charged. The Board wants a letter sent telling him if he does not pay we will put him back in the collection agency.

Kevin made a motion to call JML and see if he wants to do our landscaping again this year. Rich seconded this motion.

**Public Comment:** Tom R discussed his concerning the condition of the Lake.

He will help us paint the decks when we do it. Kevin told him when the weather breaks. He feels that at some point we need to put the Covered Bridge on our list of repairs. He offered to help with that too.

Tom asked if we could get some gravel for the walk bridge. Kevin told him he does not know who owns it.

Carolyn from the hill wanted to know about cleaning up the entrance way sign. She was told our landscaper does not do that.

The stop sign fell down but that is Garrity but we will check it out.

Also the road is washing away. That also will be checked out.

Carolyn wanted to know when we clean up because she would help. She was told she can do that at any time on her own.

The front Woodledge entrance sign has to be repaired also. Kevin will take care of that

Motion to adjourn – Kevin, 2<sup>nd</sup> Rich.