

Woodledge Village Community Association, Inc.
Board of Directors Meeting
March 6, 2021

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

Kristi made a motion to accept the 2 sets of October 2020 minutes, Sue seconded this motion.

Correspondences: Kristi - Lackawaxen EMS is asking for a donation. Kristi made a motion to give them \$25.00, Rich seconded this motion.

Finance and Revenue: Sue – The Dime bank balances as of February 28, 2021, were Due & Care \$ 61,342.70, Money Market \$ 50,915.36, Special Assessment \$ 49,393.23, Capital Improvement \$ 13,509.74 Petty Cash is \$ 51.86 and Reserve Study CD has \$31,871.13. The Board/public has a copy of Balance Sheet, Profit and Loss reports.

Office Manager: Marie-Kristi made a motion to change Collection agency and Sue seconded the motion.

Joe made a motion to turn over 16 delinquent accounts over to our new collection agency. Sue seconded this motion.

Since January 1, 2020 until today there has been 19 Houses and 42 ½ lots that has changed hands. There should be 5 houses being built in the spring.

Building and Construction: Jim- There is one house being built. The building permits and requirements applications have been updated.

There was a discussion regarding the Container houses. It is a house which is a metal container. According to Attorney Magnotta our By-laws state our houses must be at least 700sf. These containers are only 644sf.

Roads: Jim- The Road committee will drive around to evaluate the roads to see what has to be done since we are limited with money and the roads are our first priority Tom & Donna R informed us again about the road washing out by his house.

Trees: Tom -.He gave out no permits. A tree by the playground has to be cut up. We need to purchase a tree to plant in memory of Al Masi in the hills.

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.

We will send the \$500.00 retainer payment. Joe made the motion to approve the proposal and Kevin seconded this motion. We will inform them to contact Joe Burke before they come to discuss the treatment plan.

The Emergency Update Lake plan was approved by DEP.

Clubhouse: Kristi - The outside Easter egg hunt will be Saturday, March 27 at 1pm. The Community cleanup date is Saturday, April 24th at noon.

Hospitality: Sue-We need two more baskets.

Pool: Kristi -The cover need to be taken off, so we can see what repairs have to be done before we can open the pool.

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

Unfinished Business: We are still waiting to have the two additional cameras to be installed. Due to the weather we had to keep changing the date for them to be installed. The dry hydrant was not working. I contacted Lackawaxen Township, they contacted the Forest Fire Company. We were told it is our responsibility since we own it. Kevin will buy the pipe and take care of this.

New Business: Thank you Rich D for the donation of the two flags. Kevin will hang the POW flag when he gets the hooks.

We received the bill for \$ 800.00 which we pay every year for the Dam registration. In July there will be 3 members up for election Jim, Tom & Kristi. Kristi informed the Board she will not be running. Election forms will be due April 22, 2021.

Kristi made a motion to advertise for a Landscaping, Joe seconded this motion. Sue made a motion to advertise for an Accountant. Joe seconded this motion.

Regarding the spring 2021 newsletter Kristi will try and get some ads.

After a discussion the board members voted yes except Kristi to keep the meeting dates for first Saturday of the month from March to October at 10:00 am

Public Comment: Tom R reminded the Board about the Culvert pipe by his house washing away the road. Kevin had already looked at it when they first informed us of this problem. Nothing can be done until Spring.

Next there was a discussion with Tom R, Elliot S, and Ed C concerning the condition of the Lake plus the Beaver Problems. The Board had decided that the Beavers were not as bad as a problem as last year so they decided not to have them trapped this year. It was explained that this would be addressed again if the beavers start getting out of control then it would be reconsidered. The Board also informed them that not everyone has a problem with the Beavers. They were also not happy about the vegetation of the Lake. They were told to speak with Joe B who is the chair of the Lake committee after the meeting.

Liz L asked the Board to reconsider the charge for the short term rentals and charge a percentage instead rather than a flat rate. After a discussion it was stated they had no intention of changing the fee because it was not good for the community and they try to discourage short rentals.

Motion to adjourn – Sue, 2nd Kristi.