

Woodledge Village Community Association, Inc.  
Board of Directors Meeting  
March 7, 2020

Present were Jim Marsh, Kevin Kelly, Kristi Laurensen, Sue DeSanti, Tom Ryan, Richard Dioguardi. Larry De La Rue resigned and this vacancy will need to be filled.

Motion to accept the October 2019 minutes was made by Sue, and 2<sup>nd</sup> by Rich.

**Correspondences: Kristi**

Email from Rebecca. She is looking for a rental. None available

Forest Fire Company thanked us for the donation.

Attorney Magnotta informed us he would like to stay on as our attorney at \$ 200.00 per hour.

Kristi made a motion to accept his offer, Kevin seconded the motion.

KC Group Media would like to provide her services. Marie will contact her and ITS to see what they would charge for the website monthly update.

Received request for donations from, Lackawaxen EMS. A motion was made by Kristi made a motion for \$25.00 donation and Rich seconded the motion.

Lackawaxen Fire Commission asked for a donation. After a brief discussion the Board by a motion from Kevin and a seconded by Kristi decided to donate to Forest Fire Company direct and Hawley Fire Company.

State Farm mailed a letter suggesting meeting with us regarding our umbrella policy. We are not eligible for this since we have the highest coverage already.

Gokee Capital LLC informed us they acquired 2 parcels and wanted to know if we would like to purchase them for \$3,500.00 each. The Board was not interested.

Rich & Karen Tonnesen thanked us for the Welcome Basket.

The census mailed a card

A motion was made by Kristi and seconded by Kevin to send Marie to Harrisburg for the workshop regarding the DEP dam plan update. Details will be worked out.

**Finance and Revenue: Sue**

Bank Balances as of February 29, 2020, Due & Care \$ 72,855.84, Money Market \$40,841.28, Special Assessment \$ 32,750.07, Capital Improvement \$ 5055.52

Petty Cash is \$ 99.12 and Reserve Study CD has \$31,475.95. The Board/public has a copy of Balance Sheet, Profit and Loss and Revenue & Expenditure reports.

**Office Manager: Marie**

Friendly reminders 31 letters mailed, 19 paid.

Collection agency letters mailed were 12 letters, 9 accounts went to collection agency. Only 2 paid from the collection agency, 1 went bankrupt, 3 went into repository

And 3 accounts still are not responding.

We have 3 delinquent accounts on the payment plan 1 paid the other 2 are still delinquent. We still have 24 accounts on the payment plan.

There were 3 30 Day letter mailed, 1 paid, 1 went on a PP and 1 we put a lien on.

In Repository Pike has 59 Wayne has 18.

Our write offs for 4 accounts will be \$24,637.70. Kevin made a motion for the write offs and Sue seconded the motion.

Resale Packets issued were 9.

Mailed a letter to a contractor tell him he is not allowed to work here because he is cutting down trees/bringing heavy equipment with no permit from us.

A motion was made by Sue and seconded by Kevin to update QuickBooks to 2020, which does not include the payroll and a windows 10 upgrade.

The Board of Directors needs to work on some amendments which will be adopted in May so they can go out with the June billing.

There will be 4 seats opened for the election. We will post a flyer to see if anyone else would like to run. Their resume must be in the office by April 23, 2020.

**Building and Construction: Jim-** Nothing to report.

**Roads: Jim-** We received a bid from Warner paving this was tabled till next month's meeting so the Board can go over it since it is higher than we expected.

**Trees: Rich-** He gave out 4 permits

**Clubhouse: Kristi -**We had the Halloween Trunk a Treat and Christmas Party. Santa and crew from Forest Fire Company was a great hit with the kids.

The Easter party will be Saturday, April 11<sup>th</sup> from 1 to 4.

The Community cleanup date is Saturday, May 2<sup>nd</sup> after the Board of Directors meeting.

**Hospitality: Sue-**Baskets were delivered except for 1.

**Pool: Kristi -**The cover need to be taken off so we can see what repairs have to be done. Next month we will discuss the attendant/sign in sheet

**Maintenance: Kevin-**There is a list of things to be done

### **Unfinished Business:**

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.

We were under the impress that the Forest Fire company installed. Kevin will check this out.

We never ordered the Plaque for Mickey. Jim will take care of that. Kristi suggested we present it to the family at our annually meeting in July.

### **New Business:**

We received the bill for \$ 800.00 which we pay every year for the Dam registration

In July there will be 4 members up for election Jim, Kevin, Sue and whoever replaces Larry.

Election forms will be due April 23, 2020.

When the June bills go out we will also mail a newsletter and amendments to the Rules & Regs.

A motion was made by Kristi to advertise for a Landscaping and an Accountant. Rich seconded this motion.

### **Lake and Dam: Jim**

A contract was received from Ecological Solutions to treat the Dam and Lilly pads. The cost will be \$ 5,570.00 for Lake and treatment for Dam.

We will send the \$500.00 retainer payment. Tom made the motion to approve the proposal and Rich seconded this motion.

Joe from Ecological informed the public about the Lake and the treatments which have been used and what he does for the Lake.

He has been in contact with DEP, they are reluctant to come out and meet with us regarding the trees and the root ball. Joe is going to take some pictures today of the dam for DEP.

Joe stated that we will still probably have to do some work on the dam.

Joe felt that controlling the Lilies is being accomplished and we have a healthy lake. Last year we had an algae problem. He informed us that not only do we have Lilies but we have yellow flowers and other kinds of plant which all get treated differently. If the lilies are sprayed now they will come back worst next year that is why you spray later in the year when they are starting to die so you can spray into the roots. He suggested in the winter, January/February to lower the lake so at the far end, let the roots die off. We can get an excavator in to take out with some of the dead stumps that things get caught on them. Since we have a Dam permit we are allowed to do maintenance. We still need to contact them regarding the work to be done. If we decide to lower the lake we need to get a drawn down permit. This would be a good time for people on the lake to clean up their property and do maintenance on their docks. The beavers are changing the flow of the water. After they are trapped it should get better. The game commission can then come in and remove the beaver lodge. He continued with this is the biggest one he has ever seen. Joe is going to put together a proposal for the about plan with the pros and cons to the drawn down. We will be forming a committee for this project. Tom, Bob and Bill volunteer to work with the Board on this. He is working on submitting out updated emergency action plan.

### **Public Comment**

Bob was thanked for getting a license trapper to get rid of the beavers at no cost to Woodledge, so far 8 have been trapped and the biggest one was 50 pounds.

There are about 30 beavers.

Lori and Brian were thanked for all the tree branches clean up.

Steven Jung suggested if anyone complains about the algae and lily pads they should listen to Joe on the tape.

Lori wanted to thank Marie for all of her help when they were considering buying their house they understood the By Laws but still had questions. They contacted the office and everything they were concerned about was answered so they bought their house. They appreciated getting their questions answered even though they were not homeowners yet.

Bob agreed with Lori that Marie also helped them plus made sure that a Resale packet was purchased. Bob gave a donation to use where ever it is needed.

Tom also thanked Marie for all her help. He told us he cut down the seedling that is coming up all over at the edge of the road by the electric. He wanted to know if our landscaper will be cutting them this year. He was told no because that is by the power lines and is PP & L.

Hugh Lester had questions about the property he is under contract for on Covered Bridge Road. He questioned the setback, driveway which was answered.

Kevin made a motion to accepted Larry resignation and appoints Joe Burke for the remainder of his term. Kristi seconded this motion.

Motion to adjourn – Sue, 2<sup>nd</sup> Kristi.