

Woodledge Village Community Association, Inc.
Board of Directors Meeting
May 7, 2022

Present were Jim Marsh, Kevin Kelly, Sue DeSanti, Joe Burke, Tom Ryan, and Richard Dioguardi. Not present was Kristi Lauersen.

Motion to accept the minutes of the last meeting was made by Sue, and 2nd by Rich.

Correspondences: - Received a resignation letter from Kristi Lauersen. Sue made a motion to accept this resignation letter and Tom seconded this motion. Marie will send a thank your letter for her years of service.

Office Manager: Marie- All contractions were signed and mailed out.

D & C invoices along with the newsletter will be mailed June 1st. help is needed with the mailing on Tuesday May 31st at 10:00 am.

After a discussion regarding Quick books Sue made a motion for Marie to be the administrator and have all prior names removed. Rich seconded this motion.

The Board received a copy of the draft budget for 2022-2023.

The Exterminator contract was signed and mailed out along with the \$450.50 check in June.

Office supplies were ordered for copy machine toner in the amount of \$536.85 and printer ink and envelopes in the amount of \$220.40. Still need to order copy paper.

As of June 1st the office will be opened Mondays, Wednesdays and Fridays from 9:00 am to 3:00 pm and the first Saturday of the month till 2:00 pm. Kevin made this motion and Jim seconded it.

Kevin made a motion and Sue seconded the motion to write off the 5 property owners lots that went into repository in the amount of \$6,305.20 for accounts 02/01/001, 01/04/095, 01/07/004, 01/04/105, 01/07/007, 01/04/025, 01/06/042

Marie stated she has been doing permits for contractors, roofs, sheds, decks and tree permits. She will not do building permits for houses. This is for the building committee.

Finance and Revenue: Sue - Balance in QuickBooks as of April 30, 2022 which did not include the interest for the month is Dues & Care \$ 68,055.47, Money Market \$ 61,019.18, Special Assessment \$ 35,131.16, Capital Improvement \$ 21,659.88, Reserve Study \$ 52,040.81 and the Petty Cash account is \$ 82.14.

Building and Construction: Jim-2 houses are being built with 3 more in the near future.

Roads: Kevin/Jim – Jim & Kevin met with Warner paving, Kevin made a motion to take out a \$200,000.00 loan for the roads at 4 ½ % interests for 2 years then prime rate. This will be a 15 year loan with payments of \$1,550.00 per month. This is to pave 89,595 sf @ 1.53 sf. plus some of Ponderosa Sue seconded this motion. The estimate was \$137,080.60.

List is in the office. This does not include culvert sack

Marie will get the paper work started with Tom Didago at the Dime bank.

Trees: Tom/ Rich – He gave out 2 approvals. Marie gave out 2 permits for trees after Tom approved them

Lake and Dam: Joe – He will be contacting Ecological Solutions regarding the treatment of the Dam. Get the cost of the granulated chemicals. The boat rack at the Marina will be repaired.

Clubhouse: - One party this month and 3 next month. Annual picnic will be July 2nd after the annual membership meeting. The clubhouse was went for an after prom party. The kitchen window was accidently broken and is being replaces. The screen in the men's room needs to be replaced.

Hospitality: Sue – Is making 5 more Welcome baskets. There will be 2 more needed.

Pool: Kevin – He stated that he will have to find the leak and repair the wall. Kevin made a motion to get this done and Rich seconded the motion. Not sure of the cost yet but this has to get done. The pool will be opened hopefully June 18th. The chemicals were ordered and delivered. The driver was nice enough to put some down the basement.

Maintenance: Kevin – He will be purchasing the supplies for the work that needs to get done plus 5 new outside tables.. The furnace will be replaced, the mailbox for packages will be ordered and mailbox s painted. Rich made a motion for the necessary items to be purchased and Tom seconded the motion.

Volunteers can help at any time it does not have be only on June 4th for the Community cleanup day after the Board of Directors meeting

Unfinished Business: Received a letter from Elliott Smith lawyer regarding the agreement to give us back part of the basketball court. This stated Woodledge will share in the cost for the survey and closing cost. After a discussion the Board would like to know what Woodledge's cot will be. This will be sent to our attorney. The Board feels they cannot give him the hold harmless and indemnification agreement that he is requesting. They also feel some of the agreement is vague. They are also questioning the

3.22 acre parcel. Joe made this motion and Sue seconded this motion to pass this information on to our attorney and let him deal with Elliott's attorney.

Kristi resigned so we have a vacancy on the Board. Brian Armbruster submitted a nomination form for the July election. Sue made a motion to appoint Brian to fill Kristi's position, Jim seconded that motion. Brian will have to run in the July election. We will not have to have an election because there are 5 board positions up for election and we have nominations forms for 5 people.

The signs for the Lakes were put on hold. There are 2 boats that have gas motors which they do not use on our Lake.

New Business: It was reported to the office that people in the Meadows are trespassing and hunting on other people's property. The Game commission was called because a hunter's stand was put up. They wanted Woodledge to send certificated letters to all property owners stating if you are caught trespassing you will be prosecuted. He also takes care of his neighbor's property that is not in Woodledge but also has the same problems as he does. The Board felt this was not necessary. Joe made a motion to give Marie a raise of \$3.00 an hour since she has not had one is a few years Kevin seconded this motion.

Marie stated next week is Donna last week she is going back to her former job. In the spring we will advertise for Marie's replacement

Public Comment: Tom questioned about Marie being the only administrator for QuickBooks he felt there should be more than one. It was explained that QuickBooks is only the financial records. Marie does not sign checks and cannot close or open bank accounts plus the Executive Board receive a copy of the bank statement and the QuickBooks reconciliation statement every month.

Tom R mentioned the rocks by the walkway which the property is owned by Woodledge. Kevin made a motion to purchase stone and Rich seconded this motion.

Motion to adjourn – Kevin 2nd Joe