

Woodledge Village Community Association, Inc.  
Board of Directors Meeting  
May 4, 2019

Present were Jim Marsh, Kristi Laurensen, Sue DeSanti, Tom Ryan, and Richard Dioguardi.  
By proxy Kevin Kelly, Caroline Lodewyks, Larry DeLaRue and Shannon Guinard.  
Cathy De Groat and Malissa Kapschull resigned.

Motion to accept the minutes of the last meeting was made by Tom, and 2<sup>nd</sup> by Sue.

**Correspondences:**

Lackawaxen Fire Commission asked for a \$ 30.00 donation. Kristi made a motion, Rich seconded the motion.  
Cathy De Groat and Malissa Kapschull emailed resignation letters effective immediately.  
Shannon stated this was her last meeting.  
Kristi made a motion to accept all these resignations and Sue seconded this motion.

**Office Manager: Marie**

The Reserve Study and other policies are still being worked on. The site inspection still needs to be done. This will be adopted next meeting. Bank account will be opened with the \$ 25,000.00.  
Amendments for Rules & Regs are updated. Tom made a motion to accept the amendments effective immediately. Rich seconded this motion. They will go out with the invoice mailing May 31<sup>st</sup>.  
Waiting for the 4 Video Surveillance cameras signs.  
The 7 smoke and 2 carbon monoxide detectors need to be installed. Jim and Tom will install them.

**Finance and Revenue: Sue**

Balance in accounts as of April 30, 2019, Due & Care \$ 68,072.85, Money Market \$ 65,781.85, ( Money Market is \$ 40,781.85 Reserve Account is \$ 25,000.00), Special Assessment \$ 14,835.38, Capital Improvement \$ 20,215.98 and the Petty Cash account is \$ 44.66.  
The Executive Board has a copy of the reconciliation statements.  
The public and the Board have a copy of the Profit Loss vs the budget, plus the Balance Sheet and the Revenue & Expenditure reports.

**Building and Construction: Jim**

Nothing to report.

**Roads: Jim**

We will see about getting a guy in to do the pot hole and some paving.

**Sue had to leave the meeting.**

**Trees: Tom/ Rich**

Need to meet with Dennis to mark trees that need to be cut down.

**Lake and Dam: Jim**

DEP sent a letter regarding the work that has to be done on the Dam. They want trees taken out on the back side of the Dam with the roots taken out.  
Waiting for our engineer Schoenagle report on the Dam.  
Ecological Solutions will be treating the Lake and Dam when it gets warm.  
Marie will do the DEP Dam update.

**Clubhouse:**

The Salvation Army will be here with their donation truck on Saturday June 8<sup>th</sup>. From 10:00am to 3:00pm. Donations can be drop off at the clubhouse. Receipts will be available.  
The clean-up will be individuals since we cannot get everyone together on the same day

**Hospitality: Shannon**

She delivered her last three baskets

**Pool:**

Mid Atlantic did the electrical inspection, we passed.

Will be open Memorial Day weekend.

The pool is going to be painted.

Kristi cannot open and close it anymore. We need a volunteer for that.

Phil will do the pool again he was informed he needs to keep the chemical log after the season and turn it in to the office.

The Board wants him to open it every morning.

Help is needed to set up the pool area at the end of May.

**Website: Cathy**

Since she resigned the office will take over the website.

**Maintenance: Kevin**

We have most of the new security system in place waiting to finish the last three cameras installed.

The well is installed just needs to be connected.

**Unfinished Business:**

There are 7 board positions up for reelection only 4 are running. We will ask the membership to keep the board members at 7 instead of 11.

Kevin wanted to renew the exterminator service but that is not due until July.

We are still waiting for the price for the modified for the Meadows and Marina from Justin Pallay. Tom made a motion and

Rich seconded it that if the price for the 2 a modified

is reasonable to go ahead and get it rather than wait for next month's meeting. Marie will call the Board first with the price.

**New Business:**

A motion was made by Tom to give Marie a \$ 2.00 an hour raise. Rich seconded this motion. All were in favor.

Kristi made a motion for Marie to start to hire for an assistant for a few days a week for a few hours starting at \$ 8.00 since Marie has been working almost full time. They are leaving it

up to Marie to decide what she needs days and hours and to do the hiring. Marie stated let's start with 2 days a week 4

hours a day and see how it goes. Tom seconded this motion. All

were in favor. Marie will also contact the school.

**Public Comment:**

Linda and Tom Glavin approached the Board about making a small pebble beach by their property. Rich made the motion and Tom seconded the motion.

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