Woodledge Village Community Association, Inc.

Board of Directors Meeting

May 6, 2023

All Board members were present.

Motion to accept the 2 sets of minutes from the last meeting was made by Sue and 2nd by Brain.

**Correspondences: - Tom -** Patty Jung want to thank all who consoled her.

Alan & Marianne Cooper donated $100.00 for fish in memory of Steve Jung.

A Clubhouse agreement was emailed. The renter was informed it needs to be on our official agreement form.

We received a requested for a trailer to be placed on a lot. She was informed this is not allowed.

An email regarding a complaint letter we mailed . The Board took no action on this.

We received a response from Attorney Magnotta that there is no indication in our By Laws or requirement that Roberts Rules must be used at meetings. Parliamentary Rules are in the hands of the President and he is free to either use Roberts Rules or conduct the meeting in a manner in which has previously been conducted in prior years.

LHTC Broadband informed us of their customer application day which is August 13 at the Greely inn from 12-3pm. All are welcomed.

A picture was showed regarding a Mid Century House that someone wants to build in Woodledge Village .After a brief discussion Kevin made a motion and Joe seconded the motion. All Board members had no problem with it. Marie will inform the person that this is allowed.

**Office Manager: Marie**- All contractions were signed and mailed out for Ecological, William Owen.

Contacted JML who will do our grass cutting put had a price increase.

Pool paint was ordered.

Chimney needs to be cleaned.

Septic was emptied.

All complaint letters went out and all complied.

The election ballots will be mailed out on May 17 and due back by/postmarked by June 20, 2023.

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.

The Board received a copy of the draft budget for 2023-2024.

New copy machine is ordered just waiting for delivery.

QuickBooks was updated.

Office supplies will be ordered for mailings

As of May 10th 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 a motion and Sue seconded the motion to write off the 5 property owners lots that went into repository in the amount of $ 15,607.20 for accounts 01/04/076,

01/05/0006, 01/05/017, 01/06/004, 02/05/010

**Finance and Revenue: Sue –** Read a letter from Marcropoulos/Defays regarding them being in the collection agency. This is why everything must go through the office.

 A motion was made by Kevin and seconded by Brian that this will not be waived and the collection agency must be paid and them Woodledge will be reimbursed for the charge the collection agency charges us as stated in the rules & Regulation. All board members agreed again this will not be waived. Sue will contact them.

The Dime bank balances as of April 30, 2023 is Dues & Care $ 35,234.80, Money Market $ 71,285.60, Special Assessment $ 32,785.98, Capital Improvement $ 21,220.47,

Reserve Study $ 72,348.13 and the Petty Cash account is $ 133.74.

**Building and Construction** Nothing to report.

**Roads:** - Warner Paving will be contacted.

**Trees: Tom/ Rich –**. He gave out 5 Tree permits.

**Lake and Dam: Joe –**Ecological Solutions will be coming 4 times to treat the Lake and Dam.

The boat rack at the Marina will be repaired.

Esposito requested to make his own boat rack. The Board did not approve this. He will be notified.

**Clubhouse: -** One party this month.

**Hospitality: Sue –**Annual picnic will be July 1, 2023 at noon after the annual membership meeting. Looking for help and baskets for the tricky tray

**Pool: Kevin –** The repairs for the pool is almost finished .Waiting for the last supplies. If all goes well the pool will open Friday, June 16th.

Marie will order the chemicals.

Kevin will purchase 2 white barrels to pour the chemicals in.

He needs to change a few valves fittings down the basement.

We need to start looking for someone to get certified for chemicals next year.

Kevin, Bill, Jim and Joe were thanked for all their hard work and the money they saved Woodledge.

**Maintenance: Kevin –** He will be purchasing the wood .for Marina and Bridge along with the paint. Tom R volunteers to paint the Bridge.

Stone was delivered for the pool and marina.

The BBQ shack will be finished with new doors they will put hydraulic pistons on to open and close the front.

He ordered the locks for the new thermostats since the central air condition was installed.

**Unfinished Business:** There will be an election. We have 2 vacancies with 5 people running.

Copies of the nominations forms will be included with the mailing of the ballots which will be mailed back to Woodledge.

These will be opened on the day of the annual meeting.

**New Business:**  Kevin made a motion and Brian seconded it to sign the contract from Pocono Pest. Marie will take care of that and mailed it out in June along

with the $450.50 check in June since it is not due till July 1st.

**Public Comment**: Tom R questioned the air condition being put in our records as an expense. He felt it should be under CI with deprecation.

Will check with our accountant?

He wanted to know if we get audit. He felt it should be presented to the people. He was given a copy.

Donna R questioned the padding on the bridge since she see screws coming up? Kevin told her the runners will be replaced.

Jamie Weisman was introduced to the Board. She purchased Kim Christie’s house.

Sue wanted to thank Jim B for cleaning up the down tree.

Donna wanted to know about the picture she sent us regarding the mess on the property across from the mailboxes. Jim stated that they did clean it up but the bear

 got them again. Kevin asked if it was the firewood. Donna stated the whole property is a mess. Someone will talk to him.

Motion to adjourn – Kevin 2nd Joe