

Woodledge Village Community Association, Inc.  
Board of Directors Meeting  
October 5, 2019

Present was Jim Marsh, Kevin Kelly, Sue DeSanti, Tom Ryan, Richard Dioguardi. Kristi Laurensen and Larry De La Rue were absent.

Motion to accept minutes – Sue, 2<sup>nd</sup> Tom

**Finance and Revenue:** - Sue –Bank balances as of September 30, 2019, Dues & Care - \$79,844.18, Money Market - \$40,815.61, Reserve Study CD, \$31,177.87, Special Assessment - \$37,552.04, Capital Improvement - \$3,487.72 and Petty Cash - \$134.83.

The Board and public also received a Balance Sheet, Revenue & Expenditure and a Profit and Loss vs Budget report.

The Executive Board has a copy of the reconciliation statements and the complete audit.

The loan rate when up to 6.25% from 6.00%

Attorney Magnotta replied to the accountant's letter. There are no ligations against Woodledge. The 2018/2019 audit will be finished next week and a copy will be in the office for review.

The write off due to repository status are \$457.26 for 01/04/025 and 01/06/042, \$6500.46 for 01/04/015, \$828.12 for 02/05/004 and \$582.50 for 01/05/066.

Write off for 02/02/022 and 02/02/023 in the amount of \$2,550.83 for a house that went back to the mortgage company.

**Roads:** – Jim – Stones were put down on Aspen and the Mailbox area.

Sue and Kevin will be the contact people for Mc Keen for snowplowing. Mc Keen will be notified. Letter was sent to homeowner on Covered Bridge about the culvert pipe needing to be cleaned out. It was done.

**Building and Construction:** - A permit for a deck and shed was issued.

The Building and Construction application needs to be updated.

During the winter we will update with an amendment the sizes and price for decks and sheds for March 2020 meeting.

**Trees:** – Tom issued two Tree permits.

Regarding the trees being cut from last month that was an emergency, a letter will be sent again, the contractor will need a permit and fee will needs to be paid and the logs need to be removed.

**Lake/Dam/Marina** -Jim –Joe from Ecological is still waiting to hear back from DEP.

Jim made a motion, Sue seconded to have Joe send the plan electronically to DEP.

We will have Joe give us a price for the Dam Maintenance plan. He wanted to know if we plan on changing Engineers.

None of the contractors regarding the work on the Dam got back to us.

Kevin will get the material for the dock. John will pull it out and cover it. Sue made that motion and Rich seconded it.

Forest Fire Company was contacted regarding the dry hydrants by the Dam.

This is the Township responsibility. We will contact the Lackawaxen Township regard the Dry Hydrant not working.

**Clubhouse:** There was one rental.

The Trunk and Treat is Sunday October 27<sup>th</sup> at 4 pm – 7pm

Christmas Party will be announced when coordinate with Firehouse.

Thank you Joe for the work in the office.

Thank you Dave for cleaning the gutters.

Jim will take care of the squirrels in the attic by closing up the hole outside.

Walls in Men's room were replaced thank you Jim and Joe.  
There was a donation of 7 filing cabinets. The frames were purchased. The transfer of files will be done in the winter months as time permits.  
The file room floor needs to be replaced.  
Basement storage must come out of there. We need to purchase a cabinet with a lock to store the chainsaw, water pump and other items of value.

**Hospitality:** Sue will deliver the two welcome baskets and we need two more.

**Pool:** - The pool is closed/covered. Thank you Jim, Bill, John, Justin, Angelina and Marcelina.  
The anchors and springs were ordered and delivered.  
The work will be done in the spring time.  
The pool phone was shut off till May.

**Website:** Will be updated as time permits. .

**Maintenance:** Chimney was repaired. It came in cheaper than the estimate.  
Chimney needs to be cleaned.  
The repair to the retaining wall and steps were done. Jim, John, Larry, Justin, Bill and Al, thank you for your help with this project.

**New Business:** A letter will be sent regarding a boat on common property on Woodledge East Lake that needs to be removed

**Unfinished Business** -Audit is almost completed.  
Kevin made a motion and Rich seconded the motion to send another letter to the homeowner regarding the dues for a house.  
Waiting to hear from the copier company regarding the contract in place. We will have to pay for supplies or per copy.

**New Business:** Flags need to be numbered. Jim will take care of that. Stencils/paint was purchased.  
Board members need to view cameras for violations.  
There were 3 resale packets issued this month.  
No meeting for November the next Board of Directors will be March 7, 2020

**Public Comment**-Tom Ruchlick thanked the Board and the volunteers for the work they do.  
He said Cedar was cleaned up with the brush along the side of the road and it looked good. He did not know who did it.  
Tom stated Aspen looks good since the rocks were put down.  
He was not happy about the condition of the Lake regarding the Lilly Pads.  
Rich asked about the speed bump by his house.  
Tom wanted to cut back the saplings. He was told 6 ft. from the edge of the road.  
Bill told us about the Beavers by his house. We will try and find someone to trap them. They are changing the flow of the water along with the mud.  
We were questioned if we know who knocked down the blinking lights on the Bridge? Yes it was an accident.

Motion to adjourn- Sue, 2<sup>nd</sup> Rich