

Woodledge Village Community Association, Inc.
Board of Directors Meeting
October 3, 2020

Present was Jim Marsh, Kevin Kelly, Sue DeSanti, Kristi Laurensen, Tom Ryan, Richard Dioguardi and Joe Burke was absent.

Motion to accept minutes – Sue, 2nd Kevin

Finance and Revenue: - Sue –Bank balances as of September 30, 2020, Dues & Care - \$74,103.62, Money Market - \$50,883.78, Reserve Study CD, \$41,800.98, Special Assessment – \$46,475.43, Capital Improvement - \$8,915.11 and Petty Cash - \$76.70.

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.

Office Manager –Marie- Make an appointment to have the furnaces cleaned on October 20.

We are six thousand dollars less this year compared to last year.

I spoke to the Dime bank regarding refinancing the loan. I was informed that we should stay with what we have since the rates are going down. The loan rate when up to 6.25% from 5.25%

The 2019/2020 audit will be finished soon and a copy will be in the office for review.

Last month 3 houses closed, sold 1 lot from Tax sale and 1 lot private. We collected back dues from both lots around \$1,600.00. We also sold 11 lots. This month we expect 3 houses to close and 8 lots.

Thank you Kevin, Joe and Bill for the lights and heat in the office.

Roads: – Jim –Opened up the snowplow bids. MG asked for \$22,000.00 for the season and John McKean asked for \$20,000.00 for a 2 years contract. It was award to John Mc Kean for \$ 20, 000.00 for two years Kevin made the motion and Rich seconded the motion.

Jim did the pot holes on Willows Drive and Kevin did the stones by the Bridge and the road by Steve Jung house that got washed out.

Sue and Kevin will be the contact people for Mc Keen for snowplowing. Mc Keen will be notified.

Building and Construction: - Permits were issued for one Roof and one Contractor. Someone put on a roof and just mailed us \$100.00 check. A letter was send advising them that in the future they need to do it the correct way by get a permit from us first plus their contractor need a permit with his certificate of Insurance.

As soon as wood becomes available we will be having 4 houses being built.

Trees: – Tom issued one Tree permits.

Kevin stated there was tree activity in the Meadow. Tom went to check and found nothing, this property will be watched.

Lake/Dam/Marina – Joe was Ecological treated the Lake last week with different chemicals and the Dam. There was a discussion on lowering the Lake. We were told it would have to be lowered 3 feet with a permit from Fish & Game. After the discussion 5 Board member voted not to lower the Lake and Tom voted against it. Joe will be notified not to get the permit since we are not going to lower the Lake.

Kevin will repair the Dry Hydrant.

Clubhouse: Kristi- The clubhouse is closed. All activities are canceled for the rest of the year.

Hospitality: Sue -Made 6 baskets 4 more are needed. Kristi will deliver them.

Pool: - The pool is closed/covered. Thank you, Kevin, Bill, Joe and Maureen.
The pool phone will stay on to use for the fax machine. The number is 570 685-3915.

Maintenance: -The office will be finished and the file room.
The hole in the Ladies room ceiling had to be repaired.

New Business: A letter will be send regarding a boat on common property on Woodledge East Lake that needs to be removed.
A letter will be sent regarding the fines for short term rental informing them that if the fines are not paid the Board voted to place a lien on the house.
We will have Magnotta send a letter regarding the house in the Hills that is not finished and unoccupied.

Unfinished Business -Audit is almost completed.
Kristi made a motion to purchase 2 more cameras, Kevin seconded that motion. They will be placed on the Clubhouse building and the BBQ to view the Marina.

New Business: Flags need to be replaced. Rich will take care of that.
No meeting for November the next Board of Directors will be March 6, 2021
Marie was given a \$2.00 per hour raise and a \$500.00 Bonus for Christmas.

Public Comment-Tom informed us about zero rate federal loans.

Motion to adjourn- Sue, 2nd Rich