

Woodledge Village Community Association, Inc.
Board of Directors Meeting
October 2, 2021

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

Motion to accept minutes – Sue, 2nd Rich

Finance and Revenue: - Sue –Bank balances as of September 30, 2021, Dues & Care - \$90,916.38, Money Market - \$60,965.79, Reserve Study CD, \$51,965.30, Special Assessment – \$43,788.89, Capital Improvement - \$16,443.85 and Petty Cash - \$140.54.
The Board received a Balance Sheet/Revenue & Expenditure/Profit and Loss vs Budget report. The Executive Board has a copy of the reconciliation statements and the complete audit.

Correspondence: - Marie- Received a thank you card from Hawley Fire Company. Our attorney replied to my question regarding Nonprofit and not for profit. We still need clarification on what Woodledge is.
We were asked by our residents why they cannot pay online. The charge is not feasible which we would be charged to collect on line payments.
Gary E questioned the Special Assessment and was informed this is for the roads which are billed every year.
Diane L stated that she thinks the road loan is paid off and feels the special assessment should be used for the road maintenance.
Speeding complaints have been coming in to the office. They wanted us to purchase a couple of smart cameras and get volunteers to use them. They also wanted more speed bumps. The board felt that cameras and speed bumps would not solve the problems.
Received an email from Erin I. She wanted to know when her road on Juniper was going to be paved. I responded that this year paving is over I will have the Road committee check it out for next year.
The two houses on Cedar Court want to know when their road is getting paved. I responded that this year paving is over I will have the Road committee check it out for next year.
Charles & Karolys B informed us the road was not cleaned up to their lot when they came up. Will talk to the plow guy.
Some guy texted me that he will not buy in Woodledge because he feels \$ 125.00 per night rental that we charge is ridiculous.
An email was received stating that they wanted to know if we had any lots for sale and can he come and look at them. I informed him he come and look at them but he is to go to a real estate to find out what is for sale since we do not handle real estate?
We received many request this month regarding short term rentals.

Office Manager:–Marie- Had the septic cleaned out.
The fire extinguishers updated.
Need to make an appointment to have the furnaces.
Special Assessment is \$ 18,000.00 ahead of last year but Dues & Care are \$ 5000.00 less.
Expect 4 houses and 4 lots to close in October.
I issued 3 contractors permits/one roof/two tree permits.
People are asking about a 20 x30 shed on a cement slab. . I informed them that is a garage permit not a shed permit.
2020-2021 Audit is finishes as soon as I approve it. The Executive board has a copy of the draft along with the findings which everything is good. Copies will be in the office for people to review. Our attorney feels we need to change the wording of the flip house and specified when it is due. Sue made a motion to have him do this and Rich seconded this motion.

Roads: – Opened up the snowplow bid. 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. The only thing added to the spec was to shovel off the steps to the Clubhouse. The cinder barrels need to be cleaned out. They need to be closer to the camera. The stands need to be rebuilt. Sue made a motion and Rich seconded the motion to buy the wood for the cinder barrels.

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

Building and Construction: - No building going on except for the addition on Covered Bridge. Jim made a motion and Rich seconded the motion to start using as part of the building permit process the Letter of Responsibility which was voted in April 5, 1997 due to the recent law Prohibiting Road Security bonds

Trees: – There were 3 permits issued.

Lake/Dam/Marina – Joe was Ecological will be treating the Dam and Lake next week. Joe made a motion and Jim seconded the motion to have him spray the Lake again. Due to the equipment he uses to spray the Lake he cannot get close enough or out of the boat to use anyone dock. The board wanted him informed again that he is to communicate with the board only not the homeowners. If he is asked about anything he is to inform them to contact the office. There again was a discussion on lowering the Lake. After the discussion again it was decided not to lower the Lake. There are afraid like the last time the Lilly pads will grow out of control plus there is no valve to lower it.

Joe made a motion and Tom seconded the motion to meet with Tom R to see about a different company options.

Jim stated that if people come to a Board of Directors meeting and start trouble the Board will close the meeting and only have the Annual Membership meeting in July for the public.

Clubhouse: Sue- The clubhouse is closed till March of 2022. All activities are canceled for the rest of the year. There will be no rentals until March 2022.

Hospitality: Sue – We will need 2 more welcome baskets and 4 need to be delivered.

Pool: - The pool lines were blown out. The pool is closed and repairs will be done in the spring. A motion was made Joe and seconded by Sue for Kevin to purchase plugs and skimmer covers for the pool.

Maintenance: -Nothing at this time.

Unfinished Business -. The Trunzo property is not part of Woodledge. Kiley cannot find the stakes for the property lines.

Dep allows only one board at the spillway. We found the paper work that states that.

New Business:- After a discussion the Board decided to keep all their meetings and the Annual Membership meeting the first Saturday of the month.

No meeting for November the next Board of Directors will be March 5, 2022

Brenda wanted to have a fundraiser for Woodledge. Sue made a motion and Rich seconded the motion for her to do the fundraiser as long as she handles everything and Woodledge just received the check for their amount.

Motion to adjourn- Sue, 2nd Tom