Woodledge Village Community Association, Inc.

Board of Directors Meeting

October 7, 2023

Present were Jim Marsh, Kevin Kelly Joe Burke, Sue DeSanti, Brian Armbruster, Richard Dioguardi, and Elliott Smith.

**Minutes**: Sue made a motion to accept the September minutes as presented. Rich seconded this motion. All voted yes except Elliott.

The six Board members voted that Elliott could not edit the minutes because he is not the recording Secretary. They are only to be corrected if there is an error or an addition.

The Board decided to only add to the minutes regarding Jim’s statement that the Dues could not be raised since Elliott wants to make it know that we can raise dues. The addition was that Dues can be raised by 66 2/3 of a vote from the membership.

Six members voted yes to accept the minutes with the addition from Elliot, and Elliott voted no.

**Correspondences: Joe-**. Pike County informed us of an increase for a copy of the Transfer of properties. Marie informed them to only send the Lackawaxen Township transfers not the whole Pike County which is only a $1.00 per page a month.

Received an email from Diane L, visiting her son she said they put out unwanted items for people to take. Sue made a motion not to do this, Kevin seconded this motion all voted yes.

John S. wanted the invoice to be amended to state who and where to make the payments.

Marie already took care updating the invoices.

They also wanted to know what the road special assessment cover since their road was not done. Kevin said we only had money to do pot holes this year.

**Finance and Revenue: Sue –**The Dime Bank balances as of September 30, 2023. Dues and Care- $ 66,373.54, Money Market - $ 7,236.12 including $ 7,000.00 for Tennis Courts, Special Assessment- $ 39,819.56, Capital Improvement –$9,981.24, Petty Cash - $130.36. The Reserve Study CD at Wayne County Bank 51,954.26. The Board has a copy of the Bank Balances, Profit & Loss according to the budget, the Revenue & Expenditures and Balance sheet as does the public.

Since Brian Armbuster was elected last month as the Recording Secretary he needs to be put on the Dime Bank signature cards so he can sign checks as an Executive Board member. All Executive members will need to go to the Dime bank to update the signature cards.

An Executive Board member needs to go to the Wayne County bank to give them permission to allow Marie to go on line and get the monthly interest posted to the CD.

Jim, as President will take care of that.

**Officer Manager: Marie**

Fire Extinguishers need to be inspected and updated. Marie will take care of this.

The yearly audit in a draft form which we are waiting to receive.

We still have 25 overdue accounts in the amount of $17,088.37. They will receive letters informing them they are going to our new collection agency Wayne Enterprise, five of them will be informed if they do not pay the collection agency, and a lien will be placed on their house.

We need to write off six accounts that went into repository in the amount of $6,998.62.

There was 301 invoices created for the Special Assessment and 186 were paid so far.

The office will be closed from October 31st to November 14th.

Calls will be returned and emails will be answered.

**Roads: Kevin** John Mc Kean will be doing our snowplowing this year in the amount of $28,000.00.Kevin will be the main contact person plus Sue and Marie. All snow related problems need to be directed to Kevin. Kevin made the motion to accept Mc Kean to do the plowing and Brian seconded this motion.

The Bridge needs a few other things done, but it is opened. He put in speed bumps to slow people down since kids and adults were almost hit this year. Kevin will purchase sign stating 5 mile an hour on the bridge and low clearance signs. There will be a real speed bump in the middle of the Bridge.

He stated we did what we could this year with the paving. There are pot holes he has to fill himself.

**Building and Construction: Kevin** He issued one permit for a roof and one for a shed.

**Lake/Dam/Marina: Joe** – Joe from Ecological sprayed the Dam. The water testing came back good for the Lake we are just waiting for a written report.

Elliott wanted to know the status on the Lake Committee Scope. Joe said we do not have any authority but we just want to bring it to everybody attention. Joe made a motion to accept the Lake Committee Scope and Kevin seconded the motion. All voted yes.

**Boats: Elliott** – Elliott presented a draft letter regarding the 14 unregistered boats to be posted. That was tabled.

**Trees: Elliott** – Elliott has set up a meeting with DCNR Forest health program to be presented on Friday, October 20th.

He issued 2 permits one for six trees and another for twenty five trees. One complaint about trees being cut was a log delivered for firewood.

The tree permit was also updated and put on the website. Brian is also on the tree committee along with Rich and Elliott.

Rich stated he trust Elliott with the Tree permits since he does not get around much. It was added that there is still supposed to be two people doing permits.

**Clubhouse: Sue** – Halloween party will be held Friday, October 20th at 6 p.m. for the Kids. An adult on Halloween party will be held Saturday, October 21st at 6 p.m.

**Hospitality: Sue –** We need 4 more welcome baskets.

**Pool: Kevin -** Received a donation in the amount of $ 150.00 from Martha Ramirez which will be used towards the new pool filter and new sand.

**Maintenance: Kevin –**The Boat rack is finished/the Bridge is done and painting will be done in the Spring/Tennis courts need to be finished/BBQ needs to be finished.

Things still needs to be done especially around the Clubhouse/there are 3 new Windows will be replaced along with the new wood in the Clubhouse. The bathrooms need to be done during the course of the winter but we will see. If they do get done it will be according to handicap specifications.

**Unfinished Business: -** Status on the Beavers. Joe stated that Kevin has a license trapper coming to check this out to give us an opinion of what should be done.

Brenda wanted to know if they were going to kill the beavers. She was told no they relocate them.

Kevin stated that people who have their driveways plowed need their contractor to get a permit at no cost. We just need their certificate of insurance otherwise if our roads

get damaged the homeowner will be paying for the repairs.

**New Business:**  No meeting for November and the meeting dates for 2024 will be posted.

**Public Comment:**  Mike B wanted to know the best way to communicate with the Board? He was told through the office. He sent an email about the Covered Bridge sign. He was informed that we have one in the basement. He also wanted to know about the Sign by the Long Ridge entrance. He was told we have a new Bulletin Board to go up there.

His next item was that he wanted to get an understanding of the fence rule since he sent us a fence approval for an 80 foot fence. Kevin told him it is supposed to be a dog fence, kids play area or a garden. He was looking for variances application or a way to discuss it. Kevin stated the Board would have to discuss this because Mike would like to amend the rule.

Cathy D. presented papers for an Electronic wireless reader system at a cost of $2,739.20 for the bathrooms/ the pool/the back door. She felt this would cut down on volunteers coming down during the day. Kevin stated we already looked into this and it is expenses around $7,000.00 plus we would have to get a bigger computer according to our camera company.

Brenda wanted a sign for no fishing off the bridge. The Board said no. She also wanted to have the Board not allow people to cut down trees unless they’re going to build. She was informed this was already in place.

Brenda asked Elliott S if he proposed to do air spraying for the gypsy moths. He stated no. She did extensive research without using chemicals.

Magdalena S was informing us that her husband Elliott was the only one who picked up on an error in the minutes regarding the cost of cutting down a tree. She claims that he is offering to do work for free since finances are his line of work.

Tom R said that if the minutes are not distributed in a timely basis for review how you can expect them to approve them. He sees Elliott’s point and he has a right to read them not add anything but to say this was missing or this was misrepresented. He was told the Board meets an hour before and Elliott gets the minutes well before the meeting.

Elliott S stated that Jim M insulted his wife and that is not acceptable. Elliott said he called her a politician. A few people said they did not hear that. Kevin said he did not say that. He said how many politicians are in here.

Jim M said if Elliott feels that he insulted his wife he apologizes.

Jim M said we are not looking to raise the Dues or if we can.

Tom R said he would like to be involved when the guy comes for the Beavers. Kevin said he will call him. Tom continued with he appreciates the work the Board does.

Tom R said the walking bridge is going to need repairs that should be put on the project list and when it needs to be done. There should be a sign-up sheet.

Elliott said he would volunteer to put the list on Facebook since we are using volunteers. This way projects can get done.

The next meeting is March 2, 2024

Jim made a motion to adjourn, Rich seconded this motion. All were in favor.