

Woodledge Village Community Association, Inc.
Board of Directors Meeting
September 3, 2022

Present were Jim Marsh, Kevin Kelly, Joe Burke, Sue DeSanti, Tom Ryan, Brian Armbruster. Richard Dioguardi was not present.

Motion to accept minutes – Sue made the motion, Joe 2nd this motion.

Correspondences: Tom- We got a thank you note from the Hawley Fire Company for our \$100.00 donation.

Officer Manager: Marie The Special Assessment 300 invoices with newsletter and the Building regulations amendments 2022-01 when out on Sept 1st, and will be due October 1st

There are 32 property owners who are in bad standings and 10 are houses. Kevin made a motion that on November 1st, Marie will decide whether the overdue accounts will go to our collection agency or place a lien, as some of these are houses. Jim seconded that motion.

There are 88 lots in Repository 62 in Pike County and 26 in Wayne County. Only 2 lots went up for Tax Sale.

Yearly independent audit is being finished up and the Workmen's comp audit is almost complete.

Office will be opened on Tuesdays and Thursdays from 10:00 am to 3:00 pm. Marie will work including her floater hours when needed until Donna is fully trained. Then she will update the Rules & Regulations to eliminate all the amendments and The Reserve Study. This should take about 6 months.

Finance and Revenue: Sue –The Dime Bank balances as of July 31, 2022 are Dues and Care- \$ 81,412.71, Money Market - \$ 71,083.27, Special Assessment- \$ 29,422.89, Capital Improvement –\$16,583.54, Petty Cash - \$60.10, and The Reserve Study CD \$ 72,084.31, The executive board has a copy of the reconciliation statements. The public has a copy of the Bank Balances, Profit & Loss according to the budget, the Revenue & Expenditures and Balance sheet.

Roads: Kevin –We need to order from John Bonham's 2 signs stating that the contractors need permits and 4 - 7ft 2 inch Reflectors Low Clearance signs for the Covered Bridge. Marie will take care of that. A couple of potholes need to be filed, everything else is okay. Rocks need to be ordered for Leeway Court. He has the two mirrors that need to be placed on Long Ridge. A motion was made to advertise for snowplowing and contact Contractors. Kevin made the motion and this was seconded by Brian. Chips will be ordered for the walk bridge then the pipe will be installed on Covered Bridge.

Building and Construction: Kevin- Round house is back under construction.

Lake/Dam/Marina: Joe – was In touch with Joe from Ecological. The lake was sprayed last month; he did not do the whole Lake. The Lake will not be drained or lowered.

Trees: Tom - Issued 2 permits last month.

Clubhouse: Sue report only one person responded for the Halloween Party. This cannot be handled by one person so there will be no party. Sue explained what was involved in the Halloween party. She said someone would have to organize it, make flyers, post them, set up, decorate, clean up and run the games. Cathy De Groat said she will help. We will see what comes of it. This would be planned for October 29th. The trunk a treat was also mentioned but we received no response for that. If interested contact the office.

Hospitality: Sue Nothing to report.

Pool: Kevin-He stated that the pool will be closed the day after Labor Day to start repairs.

Maintenance: Kevin – Things still need to get done. New mailboxes are in waiting for Post Office to put their locks in.

Unfinished Business: - Elliot S property is in the works for the subdivided to Woodledge village association. Attorney Magnotta contacted us, he was contacted by Elliot's attorney regarding the property in the future can become part of Woodledge Community. This was agreed upon a few months ago at a Board meeting. So I related this to Attorney Magnotta. He is just waiting for the subdivision map.

New Business: - At an executive session earlier, two things were discussed. Kevin made a motion and Tom seconded the fine the property owner \$ 100.00 whose family left the bathroom in an unhealthy, unsanitary, hazardous condition and did not notify us.

Sue made a motion and Brian seconded the motion to send another fine for using the pool being in bad standing and with a letter that if their balance is not paid in 30 days they are being turned into the collection agency again.

Public Comment: We asked the public to be civil or the meeting will be closed.

Diane L asked if they get their driveway plowed does the contractor have to have a certificate of Insurance get a permit or is this just for public roads. Jim replies yes a certificate of insurance needs to be turned into the office with an application for a contractor's permit which there is no charge. Kevin stated we need to know who is here so we do not have anyone stealing.

Cathy D stated she called her insurance company State Farm who is also Woodledge's insurance. Dave Robinson told there is no insurance for snowplowing it is your vehicle insurance.

If you are a Contractor you need a certificate of insurance for your business.

Kevin said if you run a business you have to be insured otherwise the homeowner will be liable for any damage to our roads.

Brenda will be having a picnic and invited every one. This is for an animal rescue on 7 Miller, from 12 to 4 with activities. She would also like to see some kind of flow for the Lake so we do not have a problem with the Lily pads. Her next question was regarding the Beavers? She claims they eat the Lily pads.

She wants to be on the Lake committee she promised to be good we all laughed. Joe said they just had an informal meeting so far.

Joe responded while the whole Lake was never treated at once we are just trying to maintain the growth of the Lily pads. He continued with they prevent the alga and we do not have the budget to get rid of all of them. We spend \$ 6,500.00 a year on the Lake. He told her that we are working on her end of the Lake.

Brenda stated she started a new Woodledge page which started another discussion regarding Kristi Woodledger's page that she gets locked off of. Cathy D felt this is not Kristi personal page to control and the association should get this back.

Joe told her that this would be a private page. Cathy felt this should be controlled with different Administrators including the Board members and the members. She was informed that this was something the Board was talking about. Brenda and Cathy offered to help us make a new page. Joe stated that this would be a private and were reminded them everything must go through the office. Brenda said she would turn her Facebook page over to Woodledge.

Diane asked if the spraying of the Lake is damaging to the Beavers. She was told no. Kevin stated we are not trapping this year. We do not trap them every year. Who likes them and who don't.

Mike L stated the Tennis Courts are a disgrace and embarrassment. He was told we are going to get a new net and replace the poles. He also said the Woodledge sign on Long Ridge came down and was never put back, so no one knows we are here. Sue told him there is a sign at the front entrance. He claims he loves Woodledge. He mentioned the condition of the red bench.

Pat L said instead of complaining people should volunteer. We need people to volunteer. She always volunteers but not many people volunteer anymore.

There was a difference of opinion Tom R said that the Lake is the central part of the Community but we have to maintain the other amenities.

Mike L felt the Pool was the main focus and why should everyone pay to for someone's property on the Lake. He said the Lake is beautiful but we need to take care of the pool.

He thanked the Board members for all their volunteer work and also Bill helps them. Tom R told him he is 90% correct that the Lake is the Community but we must maintain the other amenities.

Someone asked when we are going to replace the broken lounge chair/umbrellas that were broken. Kevin said he watched the cameras and saw the kids jumping on them and that is how they get cracked.

David D said he had a party in the clubhouse for his 3 year olds birthday and wanted to know why the camera is pointing into the bathroom. Kevin stated they are not, shut the door. He was asked why the door doesn't close by itself. Kevin replied and what happens when a kid get trapped in there. Susan said there are people who do not watch their kids Brenda wanted to know about the people using the pool who are not in good standing. She was informed by the cameras, the sign in sheets and they get letters.

David D said they take care of their own road. They do not plow it he does. His father spoke to someone about the stone and it still has not been delivered. Kevin told him that all of his equipment is on the road and it is not supposed to be on the road. David replied that since he takes care of the road that it was ok. KEVIN SAID NO.

This is the first time we are hearing that their road was not getting plowed. Cathy stated she asked him to come down in front of her driveway, but he ignored her every time. She was told she should have contacted the office and it would have been corrected.

Cathy asked if we had flood insurance on the building? Joe told her no we are not in the floodplain area. She asked about the Mirrors Kevin told her they will be put up this week. There was a discussion regarding the rock on her road.

Diane L said there is a tree going out by Long Ridge road. That is the State property. Sue said go out the main entrance. Kevin will be taking care of that.

There was a discussion about the pool. Pat L said no one donated, no one volunteers. Mike L said what about an assessment for the pool. He was told that many people are on a fixed income and many people are behind on their dues. Mike L wanted to know why the new people cannot be charged more money. He was told they are, that is what the Capital Improvement is for but that money can only be used for New construction/new things not repairs or replacement items.

It was asked if we could set up a day for maintenance. We do and no one shows up.

Jim said people can pick out all different things. In other developments they pay a lot more and that goes up every year, why do you think people come to this development because we cannot raise the dues. That is why things are done with

volunteers and we borrow equipment but you want us to spend money. He continues with if you go to Tink Wig where they dredge the lake there are not fish in there you cannot see the bottom. People complain about the rules, go to the Hideout and see all their rules. He does not know why people send their kids into the bathroom by them self but that is the why people are. We put up all kinds of signs and no one reads them until something happen then they said well I didn't read them. No matter what we send to you people said they didn't read it or they throw it out. Everyone wants what's something. He has been here for 30 years and he still picks up cans on the side of the road but other people said it is not her job.

Marie said not only do we want volunteers, we would be happy to accept money donations.

Brenda wants to form a committee to do fundraisers to buy things for the pool. She does fundraisers and would be happy to do that. She discussed different ways.

Diane L said we had many people move here that are not from a rural area. All she hears is people coming here and blasting Woodledge, so if you are going to complain you should have a solution. She said he lives on a fixed income and she cannot keep paying a lot of assessments. Diane L continued with #1- if you want the city you better move back there # 2- if you are going to complain then you better help.

Susan said if people could give cash donations write a check.

Mike L said to Marie when I need a flag what did I say how much and was told \$10.00. When I hit the bridge what did I say how much and was told fix it. He hired someone because he is here on weekends.

Donna R question about what the landscaping job. She was told to contact the office so it can be corrected if something is not being done.

Mike C he is here for 31 years he was here when DEP make us drain the Lake for the hundred year flood. That cost us \$100,000.00. They come in here and make the rules. Years ago he remembers the picnic and other things but the last few years no one shows up

Pat L said she wants things back the way, it was it was a fun time. She wants the BBQ fixed.

Cathy asked about dumpster she felt it would be cheaper to do central garbage. After a discussion some people did not agree with that. Kevin stated Tink Wig has that and every year it goes up so in the long run you are better off doing it privately. It has to be researched first.

Mike L stated he would purchase 10 – 15 Adirondack's chairs for the pool. Mandy W will donate umbrellas. They were thanked for their donation.

Brenda said she has the Woodledge uncensored up and running.

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