

Woodledge Village Community Association, Inc.  
Board of Directors Meeting  
September 4, 2021

Present were Jim Marsh, Kevin Kelly, Sue De Santi, Tom Ryan, Richard Dioguardi and Joe Burke. Kristi Lauersen was not present.

Motion to accept the July 3<sup>rd</sup> minutes – Sue, 2<sup>nd</sup> Kevin

**Correspondences:** Kevin made a motion to donate \$100.00 to the Hawley Fire Department. Rich seconded this motion.

Tony Mackewicz dropped off a note stating to check the swamp, it's growing, and with and PS I do not use the lake.

Received a thank you letter from Attorney Magnotta thanking us for his many years of legal service to Woodledge Community Association. He had all our files packed up. I picked them up.

The Board of Director were not happy that someone at our July 3<sup>rd</sup> Annual membership meeting had informed Attorney Magnotta that we were not reappointing him before he received out letter.

May Bakhshian send a letter dated July 3, 2014 from James Trunzo regarding trees which she wanted to be keep on file

**Office Manager: Marie** The Special Assessment mailing was done for 302 invoices.

We have 84 lots in Repository, 13 lots up for Tax sale, 2 people in the collection agency and 28 accounts that are overdue and 5 are new owners.

All accounts that are not paid by November 1<sup>st</sup> will be turned into the collection agency.

Jim made a motion to turn accounts into collection agency and to start to use past due stickers on the overdue invoices.

Kevin seconded this motion.

Workmen's Comp audit is completed.

The accountant is still working on our yearly audit.

The office will be opened 3 days a week for a few more weeks until things get caught up, and then it will be Tuesdays & Thursdays plus the floater hours/days as needed from 10:00am till 3:30pm.

After a discussion regarding an overdue account from 10 years ago this finance charge was billed in error for a payment plan, Kevin made a motion to write off the \$296.50 Sue seconded this motion.

**Finance and Revenue: Sue** -The Dime bank balances as of August 31, 2021 were Due & Care – \$ 89,584.96, Money Market – \$ 60,958.28, Reserve Study CD - \$51,954.26, Special Assessment- \$ 16,776.65, Capital Improvement – \$ 16,337.50 and Petty Cash – \$ 147.21.

Board received a copy of the Balance Sheet, Revenue & Expenditure report and Profit and Loss.

The Executive Board received a copy of the Reconciliation statements for July and August.

**Roads: Jim/Kevin** –Stone will be put down on Albert Court and Birchwood.

Sue made a motion to send a letter to the homeowners on Juneberry regarding the blocked culvert pipe and ditch. Also the house on Covered Bridge put stones down in the ditch which is causing a problem. Rich seconded that motion to send the letters out.

We will advertise for the 2021/2022 snowplowing. The spec was read.

**Building and Construction: Kevin** –One permit was issued for a shed and one contractor permit.

**Trees: Tom** – Two permits for marked trees will be issued by Marie when the paper work comes in for Prell and Jordon.

**Lake/Dam/Marina: Joe**– Joe from Ecological will be called to spray the Dam. This motion was made by Joe and seconded by Tom.

We will also have him check on the status with DEP.

The Fire Company has a lot of trouble coming in at the Marina. There are 3 trees that need to be cut, since they are small Kevin and Joe will handle this.

**Clubhouse: Sue** – A motion was made by Sue and seconded by Rich that all activities are canceled for the rest of the year. No Halloween Party if people want to do a Tricky trunk by themselves they are more that welcome to do it in the parking lot.

The Christmas Party will also be canceled since the clubhouse is closed.

This will be revisited at the March 2022 meeting.

The exterminator was here for the yellow jack on the island and the mice in the clubhouse.

**Hospitality:** We mailed out 2 condolences card.

**Pool: Kevin-** The pool will be closed September 13<sup>th</sup>

Kevin will take care of replacing the pool wall. Sue made the motion and Tom seconded this motion. Joe made a motion to purchase a 2 ½ hp motor pump for the large pool. Rich seconded that motion.

**Maintenance: Kevin-**The septic is being cleaned out this week.

Kevin made a motion to hire someone to cut the tree on Long Ridge by Steve Jung's house.

Rich seconded this motion.

**Unfinished Business:** Received a letter from our attorney regarding the using of the Capital Improvement money, nonprofit status and Special Assessment. Letter is on file.

**New Business:** There was a discussion on dry cleaning the curtains. Sue will take care of that.

We will be looking to do something with the curtain rods.

The discussion on fans in the building was put on hold.

Kevin made a motion to adjourn and this motion was seconded by Joe.