

Woodledge Village Community Association, Inc.
Board of Directors Meeting
September 7, 2019

Present were Jim Marsh, Sue DeSanti, (Kristi Lauersen was here but had to leave), Tom Ryan and Richard Dioguardi.
Absent were Kevin Kelly, and Larry De La Rue.

Motion to accept the 2 sets of minutes – Sue, 2nd Tom

Correspondences: Received letter from Paupack Fuel to clean the furnaces. Rich made a motion to hire them and Tom seconded the motion. Marie will take care of that.

Last meeting the Board would not take the Rental fee on a payment plan. Letter was sent out and the owner claim that is the only way she could afford it. Jim made the motion not to make any exceptions, Rich seconded that motion.

Finance and Revenue: **Sue** -The Dime bank balances as of August 31, 2019 were Due & Care - \$ 81,477.21, Money Market - \$ 40,810.91, Reserve Study CD - \$31,117.82 Special Assessment- \$ 11,679.78, Capital Improvement – \$ 3,487.32 and Petty Cash – \$ 137.27.

Board and public also received a copy of the Balance Sheet, Revenue & Expenditure report and Profit and Loss. The Special Assessment mailing was done for 321 invoices.

The delinquent accounts were pulled from Sunrise agency because there was no activity for the last six months.

Our new Collection Agency Accounts Receivable is taking 50% of what they collect. We were informed we can only go back three years.

Jim made a motion to contact the seven delinquent owners who did not pay us for the last 10 to 15 year to see if we can make a deal waiving the late charges and finances charges if they agree to pay the Dues & Care and Special Assessment for the past years. Rich seconded that motion.

Tom made a motion to put the lien on the two houses that are delinquent after the Special Assessment is not paid and Rich seconded that motion.

We have eighteen overdue accounts which will be going to the new collection agency.

Marie will take care of these motions.

There are twenty six people on a payment plan.

We have seventy three lots in Repository, fifty five in Pike and eighteen in Wayne.

Roads: **Jim** –We had the paving done and the pot holes patched.

There is one more pot hole that he will cold patch.

Sue will be in charge of the snowplowing this winter and Jim will help her.

John & Justin were thanked for the work they did with the rocks in the Meadows and the Marina.

Mike G was thanked for the donation for the material for the Marina.

Building and Construction: **Jim** – There were 2 shed permits issued by Marie

Lake/Dam/Marina: **Jim** – Joe from Ecological spoke to us regarding the Lilly pads and alga. He feels the Lake is in good shape. He stated when you get rid of the Lilies you expose the bottom of the Lake to the sun. The alga is growing from the clumps of the roots. The Northern part of the Lake is to shallow which is the warmest section of the Lake. With the wind blowing it circulates everything and ends up on the other side of the Lake. The problem is the stumps which would have to be removed in order to grudge the Lake which would be very expensive. He stated we would under budget last year and this year. He will not treat if it is not necessary. Regarding the flowers he said we can schedule the treatment after the flowers die. DEP does not want any flowers or growth on the Dam.

That is why we have to have it sprayed or weed wacked.

Joe was questioning why DEP wants the root ball removed and the Lake drained. After looking over our plans from the engineer, he will be contacting DEP for us regarding this matter to see exactly what has to be done and why.

Jim left the meeting to show Joe the Dam.

Trees: **Tom** – No permits issued.

There was a problem with one house; trees were cut without a permit.

The logs were placed on common property without the Board of Directors permission. An email will be send informing her of the violations.

We were also informed there are people living there.

Sue made a motion to fine her for her contractor who did not have a permit from us and for trees being cut without the Tree Committee marking them.

The trees need to be removed off the common property by Wednesday September 11, 2019 or she will be fined \$ 50.00 for dumping and \$ 10.00 per day for each day they are not removed. Jim seconded this motion.

Clubhouse: The Halloween party will be held Saturday October 26th.

The Christmas Party will be announced next when coordinate with Forest Firehouse.

Hospitality: Sue - One welcome basket was given out. There are still two new owners.

A get well card was sent to Cookie.

Sympathy cards were mailed to Cookie for the loss of her daughter and Kevin for the loss of his brother.

Pool: - The pool will be closed September 8th. The repair will be done in the early spring weather permitting. It needs to be covered as soon as possible.

Phil will be called to get the pool ready to be close by shutting off the filters and draining the pool water under the outlets.

John will help cover the pool. Joe also offered to help us.

Marie will have the pool phone turned off.

Maintenance: The chimney was repaired.

Tom made a motion to trash the old wooden tables. Rich seconded this motion.

There will be a fall clean-up day after the October 5th meeting.

The front steps will be done in house. Marie will notify the contractors.

Tom made a motion to hire an electrician to do the work. Sue seconded this motion.

The filing room light needs to be changed. We need a 12 ft. ladder.

Website: Will be updated as time permits.

Unfinished Business: Tom made a motion to donate \$ 200.00 that was promised to the Forest Fire Company for filling the pool. Sue seconded this motion.

Rich made a motion for Marie to go to the Courthouse regarding the official map on file. Sue seconded this motion.

Wildlife gave us an estimate of \$ 350.00 to \$650.00 to get rid of the dead squirrels and fix the hole. We will in house this.

The garbage pail violation was corrected.

The property with the mess got cleaned up.

The house on Cedar Ridge still needs to be check for toys/things all over the property.

The Workmen's Comp audit was done, waiting for adjustment premium.

The yearly audit was started. The accountant made copies of our Reserve Study Plan, Procedure/Purchase Policies.

New Business: We need to notify the Forest Fire Company that the pipe in our Lake is broken. It needs to get fixed.

Sue made a motion and Rich seconded it to get a plaque for Mickey Foster for her years of service from 1981 to 2004.

A motion was made by Jim and seconded by Sue to get the bank statement off the internet rather than pay for paper copies. Marie will take care of this.

Sue made a motion for the office to go back to Tuesday and Thursday 9:30 to 3:30 with the floater days as needed starting next week. Rich seconded this motion.

Public Comment: It was suggested that the Repository lots we have we should make some kind of an agreement with a builder to develop them since we are not collecting any dues. He was informed that most of the lots do not perk. This is something the Board does not want to get involved with.

Sue made a motion to adjourn and this motion was seconded by Rich.