WVCA Executive Board Meeting Minutes

WVCA Board Meeting

August 2, 2025

Board Members Roll Call

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| --- | --- |
| Kevin Kelly | Present |
| Joe Burke | Present |
| Sue DeSanti | Present |
| Greg Foster | Present |
| Elliott Smith | Present |
| Tom Ruchalski | Present |
| John Carmano | Present |

**Agenda**

**Appointment of Executive Board/Appointment of Committee’s**

President

Tom Nominated Elliott: John Seconded

Joe Nominated Kevin: Sue Seconded

Vote:

Nomination Eliott

For Tom Against Joe

John Sue

Elliott Kevin

Greg

Nomination Kevin

For Joe Against Tom

Sue John

Kevin Elliott

Greg

Kevin was elected to the role as President

Vice President

Kevin Nominates Joe: Greg Seconded

Elliott Nominated Tom; John Seconded

Vote:

Nomination Tom

For Tom Against Joe

John Sue

Elliott Kevin

Greg

Nomination Joe

For Joe Against Tom

Sue John

Kevin Elliott

Greg

Joe was elected to the role as Vice President

Recording Secretary

Kevin Nominated Tom: Greg Seconded

Vote:

For Tom Against

John

Kevin

Joe

Sue

Greg

Elliott

Nomination

For Against

Tom was elected to the role as Recording Secretary

Correspondence Secretary

Tom Nominated Elliott John Seconded

Kevin Nominated Greg Sue Seconded

Vote:

Nominated Elliott

For Tom Against Joe

John Sue

Elliott Kevin

Greg

Nominated Greg

For Joe Against Tom

Sue John

Kevin Elliott

Greg

Greg was elected to the role as Recording Sectary

Committee members

Technical comment from Kevin ..there are no votes required for the committee appointments.

Finance committee Sue, John and Elliott

Road, pool and Building committees Kevin & Joe

Trees committee Elliott and Greg

Lake and Dam committee Joe and Greg

Clubhouse committee Elliott

Hospitality committee Marie

Facebook Page

A vote was made to remove the official Woodledge Facebook page.

Members overwhelming demanded it stayed. Elliott indicated we just had the dues increased and Members want maximum visibility to what is happening in the community

Per the attorney a single board member can not refuse to do what the Board demanded.

A clarifying letter from the attorney is on file

All communication posted to the FB page must go through the office

Tom indicated that official FB will be filtered and not fair to the community at large

A new official page will be set up with a new PW

It will be informational only

Greg and Marie will be able to add content

Tom suggests board approval guidelines be developed

All board members will have admin access

**Office position**

Marie plans to stay on: board needs to consider a raise in hourly pay

Limit Maries work by getting Paychex Payroll service

Kevin assigned John to check out QuickBooks online and Paychex Payroll and report back to the board

A temp needs to be hired

Both will be discussed further and voted on at next meeting

**Short term rentals**

3 short term rentals in the community that are not paying fees

Palmyra Township is conducting a meeting on the same subject due to same issue.

Marie volunteered to go to the meeting

Board instructed Marie to call and sent letters to the members in short term rental fees default in an attempt to collect pass due amounts

**Ponderosa Road**

Discussion on need for road repair and paving. The cost will determine how far down the road we can go. Going to the end is cost prohibitive. Road committee is to review and discuss with full board at next meeting

**Bad standing members**

Board agreed to cut the fine in half for the member who did not provide a permit and fee on time.

**Common Area Proposal**

Greg defined the scope of work that would be proposed. Tom objected because it is common property that will need to be maintained. And a budget needs to be planned for regardless if we get donations at the start. John objected for safety reasons.

**Board election to multiyear terms**

Kevin will bring it up with the lawyer. Further discussion was agreed to.

Agenda item not discussed

Board adherence to rules and regulations was agreed to table for next meeting.