

## WOODLYN CROSSING BOARD of DIRECTORS

June 19, 2024

Board Meeting via Zoom

Members present: Howard Gottlieb, Charles Narod,  
Tim Handley, Craig Block, Arthur Krauss,  
Brad Lare, Esq. did not join this meeting but sent his report

The June 19, 2024, WCHOA Board Meeting was held via Zoom at 6:32 pm.

### Board Meeting

Meeting called to order at 6:34 pm.

### Executive Session:

The Board reviewed and discussed the June 14, 2024 "Delinquent List" as prepared by Zinman & Company. Major accounts were discussed.:

### Aging Schedule

The Board previously reviewed the aging schedule/delinquent list, which in May was \$102,682.47 and as of June 14, 2024, is now at \$115,989.68. The Board encourages all residents to contact the Association office should they have a specific issue with payment and need to make payment arrangements.

### Brad Lare delinquency report

The Board reviewed Brad Lare's June 19, 2024, Delinquency and Legal Status Report.

### The Board discussed the litigation in process & resolutions

751 BVR (Orientation Pkg. & Resale Cert),  
462 SHCW (Payment schedule to be discussed & proposed).)

### The Board reviewed the May 2024 Budget & Balance sheets as prepared by Zinman & Co.

- The Board reviewed the current May 2024 Budget and Balance sheets, all are in order. Arthur has been continuously working with Zinman on budgetary issues.

### Review of Investments, RBC statement 05/1/24-5/31/24, bank account

- Arthur reviewed the investments, and all are in order. Arthur provided an update to the Board regarding the Bank and Investment Accounts.
- Arthur Krauss made a motion to move our local banking from Wells Fargo to TruMark Financial Credit Union. Craig seconded, all in favor. We have been receiving poor service from Wells Fargo and TruMark appears to provide a better package. Also, it provides certain operational advantages for us and Zinman. We should also receive a better Money Market rate, earning us an additional \$2,000 or so per year. We have had recent issues with WF and Zinman has suggested this move.

### Tree Update:

All the Above were contracted and have been on site, Wednesday 6/12, Friday 6/14, and Monday 6/17 taking down trees that are in need to removal.

### Seal Coating:

Seal coating was completed 06/12/24. The pool parking lot was crack filled, seal coated & striped. The office & tennis court driveways were seal coated.

## **Nuisance & Violation concerns:**

### **Electric Vehicle Chargers:**

- Homeowners must obtain the approval of the ACC to install an EV charging source.
- The charging station must comply with the association's architectural standards as outlined here:
  - The charging station must be attached to the dwelling wall; if an exterior installation is being used, it will be unobtrusive and will not detract from the dwelling's aesthetics.
  - Properties adjoining or abutting to WCHOA Common Ground properties must provide a certificate of insurance that lists the WCHOA as additionally insured in the insurance policy.
  - No cables can be run from any dwelling across or into WCHOA Common Grounds such as Overflow Parking Lots, Courts, Circles or sidewalks.
  - If found doing so this action will be declared a nuisance and subject to fine after first notification.
- EV Charging Stations are being installed without ACC request and approval. If found to not have approval, a nuisance notice and fine will be issued.
- Lower Southampton Township also requires a UCC permit.

### **Shed:**

- Shed at 500 Ashton Circle has been denied and letter sent. The shed has to be removed and a fine will be issued if it is not removed.

### **Escrow**

- Escrow concerns at 948 Edgewood Lane. Chuck advised that the owner has asked for his \$5,000 escrow back but the items were not corrected within the specified amount of time, and the requirements of the escrow have not been completed. Once the items are completed, the escrow will be returned, minus any amount owed to the association in past dues and fines.

### **POOL:**

- The pool is up and operating. Has been popular!!
- A new vacuum has been purchased as the old one broke.
- Late office hours were not popular, not many appointments and some of those made were not kept.
- Fourth of July Pool Party has been posted on Facebook.
- Adult nights at the pool are on hold temporarily. Chuck to inquire as to why adult nights are on hold.
- The office will be closed July 4th & 5th.

### **Pond**

The pond has been treated but has some issues. Craig will reach out to the pond person about the weeds in the pond.

### **Zinman**

Arthur got an email from Zinman asking about management of the association. Since Richard left Zinman advised they are doing more work on our association. A meeting on Monday with Zinman is scheduled.

### **Office Assistant Administrator**

The Board previously discussed the need to explore an office assistant and discussed possible Office Assistant responsibilities. Howard will look into where to post the job announcement and Chuck will forward Howard a job description.

### **Reserve Study**

The Board will request an outside engineering company to do a reserve study for an estimate on the appropriate amount of reserves needed, for an association of this size.

**Rentals**

The association has a rule that you could not rent your property for 2 years after purchase. Craig made a motion to dissolve this rule, Chuck seconded, all approved.

**Association Manager**

With the vacancy of the Association Manager position, Howard has proposed promoting Paul Heljenek Jr. from Maintenance Manager to Association Manager. The Board will continue to monitor Paul and his duties. The Board will advise Dan Johnson that we are not going to award the Association Manager position to him but he will remain on the Architectural Control Committee.

Craig made a motion to close the meeting, Tim seconded, all in favor. The meeting adjourned at 7:33 pm.

**TH**  
**6/19/2024**