

## WOODLYN CROSSING BOARD OF DIRECTORS BOARD MEETING

March 19, 2025

Held via Zoom –

Members Present: Howard Gottlieb, Tim Handley, Arthur Krauss, Craig Block, Daniel Johnson

Managing: Charles Narod & Paul Heljenek

Brad Lare, Esq.

This meeting was held via Zoom and was called to order at 5:20PM.

**Executive Session will be held over email after meeting due to time constraints.** Delinquent list, aging schedule will be discussed at that time.

The board reviewed the 2025 fiscal year budget prepared by Chuck, which included previously discussed items such as hydro-rake, snow events, tree work and landscaping. Budget allowed for a 27k deposit into capital expenditure fund. The board has decided not to implement any dues increase at this time. Tim made a motion to accept the 2025 annual budget. Craig seconded. All in favor.

The board discussed the February 2025 budget & balance sheet dated 3/14/2025 as prepared by Zinman & Co. Snow removal was over budget due to an increase in snow events this year resulting in more salt and labor for removal.

Discussed the possibility of opening a Venmo account for pool and other small charges as the office would prefer that as an alternative to cash. Also discussed the possibility of electronic payment submittals for HOA dues. Chuck is currently researching options and the board will revisit the subject later.

Paul discussed the installation of a new solar light near the waste receptacle on VSC due to resident complaints. Approval has been postponed until plan and cut sheet on light have been turned in for the board/management review.

Board discussed EV guidelines, information and policies were gathered from similar Homeowner's Associations in the area. The board voted to keep the existing policy which states that a driveway or garage are a must if the homeowner wants to install a charging station. Ramps and cords stretching across sidewalks and/or common ground are prohibited. This decision was reached from a liability standpoint as well as cooperating with existing township rules and regulations.

The board discussed the upcoming election. Howard's seat is up, and he will be running against Brian Stuart of Bridgeview Drive for the next term. Election will be held at the tail end of April, date and details TBD after review of electoral process. Residents will be notified in advance by email.

Chuck and Howard to schedule a new homeowner orientation for 905 Edgewood.

The Spring Open Board Meeting will be April 16, 2025 7 pm, at the Sarah Mitchell Community Room.

Dan made a motion to adjourn the meeting, Craig second, all in favor. Meeting adjourned at 6:01PM