

Woodledge Village Community Association, Inc.
Annual Membership Meeting
July 1, 2017

Present were Sue DeSanti, Caroline Lodewyks, , Richard Dioguardi, Jim Marsh, Joe Mulvey, Kristi Lauersen, Cathy DeGroat and Shannon Guinard.

Absent was Kevin Kelly.

Confirmation that there was a Quorum.

Motion to accept minutes – Sue, 2nd Joe.

Finance and Revenue: Marie Ribeiro The QuickBooks Balances as of June 30, 2017 plus interested which is not posted yet, were Due & Care- \$ 64,387.42, Money Market - \$56 064.72 –(accurate balance is 15,716.95) because \$ 40,347.77 is pre-paid dues, Special Assessment- \$ 26,269.07, Capital Improvement –\$ 20,597.55 and Petty Cash - \$ 117.79. Board and the members received a copy of the Balance Sheet, Revenue & Expenditures and Profit and Loss Budget vs Actual. We ended the year in good financial shape. Marie will take care of the transfer for the Prepaid Dues & Care from the Money Market.

Roads: Jim – We are in the process of trying to get them repaired. We have one estimate and waiting for another one since we have some of the money for the roads but not the entire estimate amount. Jim stated we cannot leave ourselves very short in case if something comes up as an emergency.

Building and Construction: Jim -A few sheds went up.

Lake and Dam: The Lilly Pads was sprayed in June and will continue to be sprayed throughout the summer. We will contact Joe at Ecological Solutions to see if he can come in address the concerns of the members.

Trees: Rich: There were 2 families that cut the tree down dead trees.

Clubhouse: There were 2 rentals for the month of June. Cathy had prices for the tables are \$55.00 and chairs are \$ 18.00 for the clubhouse. That was tabled.

Hospitality: We had a last day of school Lula which the date was changed due to the weather. Today is our Annual Membership picnic. One sympathy card was sent.

Pool: The adults want a few times a week for just adult swimming. This will be worked out.

Unfinished Business:

The Board of Directors decided to lease a new copier/fax and scanner for the office for 3 years at \$84.99 per month this includes the ink/toner and drum. Sue made the motion and Kristi seconded the motion. All were in favor. Attorney Magnotta state when they accepted the property in their name even though they are nonprofit they are responsibility for the Dues. He will send Goodwill Industries attorney a letter regarding this.

After a brief discussion on increasing the number of the Board of Directors from 9 to 11 a vote was taken including the proxy. The vote was 24 no 31 yes. The Board will be increased to 11 members.

Election of Board of Directors. There were 6 vacant seats and we had 6 candidates, **Caroline Lodewyks, Jim Marsh, Kristi Lauersen, Tom Ryan, Sharron Guinard and Malissa Kapshull**

Members were asked to leave so the Board could elect their Executive Board.

Meeting was called back to order.

The 2017-2018 Executive Board of Directors are **President - Jim Marsh, Vice President – Susan DeSanti, Secretary – Kristi Lauersen and Treasurer- Tom Ryan.** These will be the check signers for the Woodledge accounts. Jim Marsh and Susan DeSanti who are father and daughter will not be permitted to sign the same check.

The committees are as follows:

Roads –Kristi, Caroline and Kevin. Jim and Caroline will be the only people to contact the snowplow person.

Building/Construction- Rich and Shannon

Lake/Dam- Joe and Tom

Trees- Tom and Rich

Clubhouse- Kristi, Malissa, Cathy and Sue

Hospitality – Shannon and Kristi

Pool – Kristi, Malissa, Cathy, and Caroline

Maintenance – Shannon, Kristi and Malissa

Jim as president who will be on all committees. If anyone would like to volunteer to help out on a committee just contact the office.

Other New Business: Kristi made a motion to reappointed Attorney Anthony Magnotta, Jim seconded this motion. Joe made a motion to continue using the Collection Agency Rich seconded this motion. Sue made a motion to continue placing Liens on properties, Caroline seconded this motion. A motion was made by Matt Lodewyks to adopt the 2017/2018 Budget, Mike Clare seconded the motion. All were in favor. Ben Naska made a motion to adopt Road Special Assessment, Bill Witmer seconded this motion. All were in favor.

Public Comment: There was a discussion on the Lilly Pads again, Upgrade security cameras because of all the drug deals, Bumper stickers on cars, Mailboxes, Draw bridge, Pads on Covered Bridge, BBQ shack, Dock, Flag pole, Fence by propane tanks. These things are already on the list of things to do except the sign in the hills, upgrade security cameras which will be looked into. There was a discussion about swimming in the Lake. In the Lake you swim at your own risk. We have snapping turtles and it is not maintained. Patty Jung liked the color umbrella at the pool and stated it looks so festive. Steven Mullin was concerned about identifying people in the community. He also informed us about the cars cutting off the school bus while the children were getting off. Tom Ryan wanted to know if we could put a cost of living on the Care. He was told yes but we do not do it every year. We waited 10 years before we raised it last year. Steve Mullin wanted to know if there was electric running to the sign in the Hills. He was told not anymore we need to hire an electrician. Jim mentioned he has a man coming in to pull out the Dock and weld it. We do not know what happen to it but it was not the ice. He also mentioned we are in the process of ordering the stands for the mailboxes. We are waiting for some estimates for the Roads.

Motion to adjourn Caroline 2nd Joe All in favor.