

Directors' Meeting Minutes Rescheduled May meeting April 25, 2024 / 7:00 PM / Meeting (Zoom and Clubhouse)

OPENING - Meeting began at 7:03 pm

- Pledge of Allegiance & Moment of Silence
- Roll Call - **Directors Present: President-Rob Renode, Treasurer-Dawn Wolset, Secretary-Jessica Knoll, Adam Kochanski, John Wolset, Kathy Plebani, Seth Napoli, Julie Renode, Danielle Wojcik. Directors Not Present: Vice President-Matt Sulock, Colleen Rini, Robin Wright.**
- Greeting – Rob
- Public Comment - Property owner Fred Rooney of 24 Wolf Dr stated that the stop sign at Dilldown and Cold Spring is very hard to see. He also mentioned that the radar speed sign does not always display the speed and when it does, it is last minute. He was informed that it only displays when you are doing over 20 mph, so that must have been the case.

OLD BUSINESS

- Any old business for discussion? John brought up some concerns with the Leslie Lane pool area about the side building while they are working by the pool and who is responsible for the splash pad area filter. Adam said he will work on a solution. John also asked where the horseshoe pit should be put by the clubhouse and it was decided to return it to where it originally was. Sean found a sinkhole about 2 feet deep by a few inches wide at the intersection of Leslie Ln and Autumn Rd. John asked if he could close the clubhouse next Tuesday to shampoo the carpets. It was suggested to wait until after the traffic of the annual meeting picnic. *John motioned to close the clubhouse to property owners on Tuesday the 21st to shampoo the carpets and let them dry. The clubhouse will reopen on Wednesday the 22nd, Rob 2nd. Motion Passed Unan.*

NEW BUSINESS

1. Review year end close out financials Adam provided us with a year end financial review and reconciliation documents. He reviewed all the info and explained where we had funds remaining and explained where they are needed.
2. Motions for reconciliation & budget adjustments

Motion 1:

Adam motioned to transfer \$185,362.17 from OPS to GL Code 9300 (deferred maintenance) in the reserve account, Dawn 2nd. Motion Passed Unan.

Motion 2:

Adam motioned to transfer \$76,736.99 from OPS to the reserve account, allocated as follows:

\$11,000.00 to GL Code 9060 Clubhouse Structure

\$17,000.00 to GL Code 9110 Leslie Lane Pool

\$5,000.00 to GL Code 9140 Maintenance Equipment

\$43,736.99 to GL Code 9200 Roads, Dawn 2nd. Motion Passed Unan.

Motion 3:

Adam reviewed the updated road map and repairs that are to be done. The cost for repairs on the map are \$140,000.00. We currently have \$69,340.00 in our roads reserves account. If we transfer \$80,000.00, this will leave about \$10,000.00 in our roads reserves GL and will leave about \$105,000.00 in deferred maintenance.

Adam motioned to reallocate \$80,000.00 from GL Code 9300 (Deferred Maintenance) in the reserve account to GL Code 9200 Roads in the reserve account to fund the 2024-2025 roadwork needs, John 2nd. Motion Passed Unan.

Motion 4:

Rob motioned to reallocate \$30,000.00 from GL Code 9300 (Deferred Maintenance) in the reserve account to GL Code 9040 Clubhouse Pool in the reserve account, Adam 2nd. Motion Passed Unan.

3. Other new business - Rob proposed the idea of quarterly budget committee meetings to keep up on funds throughout the year. Jessica mentioned the possibility of getting some benches for the playground and court areas. Trish and Colleen will look into pricing. Dawn brought up a new playground at the Leslie Lane Pool area. Adam mentioned the possibility of using Capital Improvement funds for a new playground there. Adam thanked all for attending the meeting and voting to move funds and let us know that the pending road work will begin tomorrow.

Meeting Adjourned - Motion: Adam - 2nd: Dawn at 8:38 pm