Advisory Board Meeting Agenda

Woods Edge Development Trust

November 11, 2026

1. Cash Balance – as of October 31,2026, the cash balance is $77,042.70.

2. 2026 Maintenance Fee.

   - We have collected $58,770, after discount as of October 31, 2026, of the fees billed in January. We billed $67,620 at the rate of $210. Most of the homeowners have paid at the discount rate.
   - We have $1,455.02 as of October 31, 2026, outstanding in uncollected 2026 maintenance fees, for 7 homeowners.
   - Final letters for payment went out October 16th. Any uncollected accounts will be taken to the District Justice in December of this year for 2026 fees, if not collected the next step is filing with the Prothonotary for a lien to be placed.

3. Prior Year Maintenance Fees.

   - We have $2,784.24 in past due prior year fees (2015-2025), which represents one homeowner. All have been filed with the Prothonotary's office for lien placement.

4. Real Estate Taxes for the year, both County and School have been paid at the discount rate. Taxes paid were $2,257. School Taxes will be paid at the discount rate, once received.

5. Board Resignation – Douglas Keeler – Phase 3B

6. 2026 Projects:

   - Basketball Rims were replaced - $400

7. Budget 2027:
   - Suggest increasing fees to $220; with a $25 discount if paid by February 28th, 2026. Negative Cash flow if fees are kept at current rate of $210.
   - Fee schedule for increase:
     - $195 – Jan 1 – Feb 28th
     - $220 – March 1 – Dec 31st

7. New items:
    - Crack fill and seal coat basketball court.