

## CSV Board Meeting Minutes 5-26-21 6:00pm at the Clubhouse

In Attendance: Tony Steward – President, Suzanne Attea – Secretary, Felicia Lehman – Treasurer, Mary Fildes – LMM Management, Diane Wagner – LMM Management

Committee Members: Cheryl Steward – Architectural Committee, Louie LePage – Pool Committee, Jerry Izydorzak – Pool Committee, Irene – Pool Tester

Architectural Committee - Forms without all proper information will be sent back. What if a homeowner defies the parameters of what was approved? Per LMM, that at the discretion of the board.

Arch. Committee will email forms to LMM who will call or email approvals.

Pool committee – Testing schedule will start when it is open to the community.

7am fob access for the morning testers.

We will know more tomorrow when Crystal Clear comes.

Pool committee will receive testing training from Crystal Clear at a later date.

Pool furniture will need to be put out, cleaned, and 6' socially distanced.

Attorney Selection – previous attorney resigned 4/1/21

LMM recommended: Corey Aurbach – Barclay Damon or Phillips Lytle

Tony recommended: Glen Speller

LMM will get fee quotes and we will make a decision.

CPA Selection –

LMM sends all monthly financials, assessments, invoices, etc., to CPA at the end of year.

Kevin Pohle was the past CPA who was recommended by the old attorney. LMM said that the last they knew Paula took the box of information and has not heard. This is time sensitive. LMM will reach out to Bonadio & Tronconi, Segarra.

Landscape issues –

Bob from Bor-Dan – what is the landscaper responsible for? LMM will get us the landscape contract. We need to decide on shrub/tree blanket policy. Trees need to be confirmed dead with landscaper and no replacement. Bushes have to be confirmed with landscaper that they are dead and can be replaced and maintained at homeowner's expense. Replacement landscaping needs an architectural form.

Fines for violation of architectural –

Need to establish policy.

Add to rules and architectural form.

Send letter to 8 Cumberland Patio Kara Chilcott – she will be charged the amount to clean up the common area.

There is one fence that is too long - we have no recourse since it was approved by the former board, but going forward we will add the fence sizes to the rules along with landscaping rules to the website.

Website training with Chris who hosts the website showed Suzanne & Felicia how to operate the back end.

Fobs will be programmed and training will take place June 11 with Advanced Alarm, Felicia, and Tony. A fob will be dedicated to Crystal Clear and Pool Tester.

Annual Meeting will be scheduled for Saturday June 12 and notice given to the community by mail and robo-call, also post on bulletin board with website address.

At the annual meeting we can discuss – Landscaping, Architectural forms, Fobs, Pool, take questions.

Add Annual Meeting, Fence sizes, Landscaping rules to website.

By-Law changes –

Increasing the board? Minimum of 5, maximum of 9 with any increases to be voted on.

Changing the deductible? Would it be worth the cost to file another claim? Cost vs. benefit – LMM will ask the insurance agent.

Roof analysis will need to be done for the older homes.

Zero tolerance on bullying both ways - community to board members & vice versa (ex. recent email)

Confidentiality – use common sense.

Posting on bulletin board after former board members were no longer board members is unacceptable.

Keys –

Clubhouse: Tony, Suzanne, Felicia, LMM

Maintenance: Tony, Suzanne, Felicia, LMM, Crystal Clear

Office: Tony, Suzanne, Felicia, LMM

Mailbox: Tony, Suzanne, Felicia

April minutes were approved by Felicia, second by Tony.

Felicia asked if former board member knew of fob program not working. Suzanne said yes, she had been asking since January to get into the office to look at the program to see if she could reprogram and save the community money by not buying a new program and fobs but was continually denied access.

Financials -

Snowplow contract was high due to salt. It is not at the discretion of the snowplow company when to salt. They notify LMM, who notifies us, and we decide and the liability is then on CSV.

Outstanding accounts –

After 3 months, we can lien the property for outstanding HOA fees and update the lien.

Fines for hot tub - \$700 still outstanding leftover from Fairwood. Letter was sent.

LMM will make phone calls to those outstanding.

**Meeting adjourned at 9:30pm.**