

CSV Board Meeting Minutes 7-28-21 6:00pm at the Clubhouse

In Attendance:

Board Members: Tony Steward – President, Suzanne Attea – Secretary, Felicia Lehman – Treasurer

LMM: Mary Fildes, Diane Wagner

Community Members: Lou & Sue LePage (44 Denton), Julia Sullivan (19 Cumberland), Jerry Izydorczak (31 Hanover), Mark Bonvissuto (31 Denton), Andy Wiencek (13 Denton), Lou & Ann Mistretta (36 Denton), A. Loeffler (17 Brockton), A. Moreno (80 Hanover), Dave & Lea Caraski (104 Hanover)

Open Session

Julia Sullivan asked a question regarding her trim piece and Bor-Dan landscaping. She said she has not received a response regarding the trim and she got a quote of \$175 to take a dead pine tree out and grind the stump unless Bor-Dan can do it. The board will look into this and get back to Julia.

Dave Caraski asked if the community should start pulling the large tress out and replacing with dwarf pines or other trees; there is also a maple tree directly over drain in his yard.

Lou & Sue LePage have rotten wood under sliding door. What is the timeframe for answers from the board? Mark from the architectural committee went to the wrong address. Mark will go look at 44 Denton and 19 Cumberland.

It was brought up by Lou Mistretta regarding the timeliness of architectural inspections.

Mark Bonvissuto is a volunteer on the architectural committee and is doing a terrific job.

Andy Wiencek asked who covers the expense of replacing the rotted wood? Board answered that the HOA covers the cost.

Dave Caraski mentioned that we should do the best to replace anything we can with maintenance free materials.

Jerry Izydorczak will take the broken table and umbrella from the pool area to the dump.

Andy had comments regarding other committees, HOA dues increases, stop signs, name tags, H06 policies, dog issue, bird feeders.

Lou Mistretta had a question regarding a lightning strike and who is responsible for any electrical issues, which brought up some questions regarding insurances. Tony said the board will put together a condensed by-law booklet for an easy view of insurance policy.

Jerry sprayed for bees around the pool, will be submitting an architectural form to replace his front bushes, and thinks that there should be a special assessment fund for streets and roofs. Dave Caraski mentioned the weeds that are already growing up around the pond, we will ask Bor-Dan to mow the area.

Jerry Izydorczak mentioned his gutters and the ice on the walkway. Can we check the pitch?

Executive Session

Call to order: Tony called meeting to order at 7:07pm.

Meeting minutes from June 30, 2021 we approved by Felicia and seconded by Tony.

LMM reviewed Financials.

Approved Architectural Changes/Requests:

35 Hanover screen/storm door; 50 Hanover – coating on front porch, 65 Hanover – handrail, 11 Cumberland – remove and replace 3 bushes and hardscape edging, 38 Hanover- coating on front porch

Roof replacements – determining which roofs get replaced first

Correspondence Sent/Received:

Pool committee updates: chemical levels have been reading well. May install another camera facing the pool.

Website changes have been made; meeting minutes will be posted.

Annual meeting date is waiting on financials.

Landscaping issues – mulching has been completed for the year. Speak with Bor-Dan about mowing near the pond.

47 Brockton – Street light out.

Tony and Felicia will look at the roads tomorrow with Roseanne Dipizio.

Some street signs/stop signs are leaning, the board will look into straightening.

Pre-approved door colors were selected.

Meeting adjourned at 8:45pm.