

CSV Board Meeting Minutes 8-25-21 6:00pm at the Clubhouse

In Attendance:

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

LMM: Mary Fildes, Diane Wagner

Architectural Committee: Mark Bonvissuto

Community Members: Julia Sullivan (19 Cumberland), Andy Wiencek (13 Denton), Jerry Izydorzak (31 Hanover), Larry & Rita Perkins (67 Hanover), Lou & Ann Mistrella (36 Denton), Annie Loeffler (17 Brockton), Mary Joan D'Amore (11 Hanover)

Open Session

Mary Joan D'Amore asked for assistance with wasps going in through the front of her home and Steve from Mosquito Man & More will be out to address the issue.

Julia Sullivan has a complaint about bulk trash on Brockton, grass area being roped off, wood posts.

Andy asked about an increase in board members, streetlight is on 24 hours on Brockton, neighbor moved without notifying him.

Architectural Committee – Mark Bonvissuto

17 & 19 Cumberland are in need of repairs after Lance already came, other homeowners have complained to him about the timeliness of repairs and it is important that Lance provide a date for repair that Mark can pass along. Many of the architectural issues were inherited.

Going forward the board will sign architectural forms from Mark electronically to save time and complaints from homeowners.

Executive Session

Call to order: Tony called meeting to order at 6:49pm.

Meeting minutes from July 28, 2021 were approved.

LMM reviewed Financials.

Kevin Pohle has the financial information and will send us a report.

A reserve study is something we may want to look at.

Operating costs are currently underfunded; many reserve items should be operating costs.

Tony's contact reviewed the condition of the roads and the result was good. The only item brought to attention was the driveway apron meeting the road.

Discussion regarding insurance information from Steve Grimaldi.

The board needs the priority of roof repairs from Lance to make a scheduling decision.

Lance has contacted individual homeowners regarding Interior damages from spring snow melt.

Homeowners have bee infestations that will be addressed by Steve from Mosquito Man & More.

Rules and By-Law amendments are being drafted, including expanding the board.

LMM management contract discussion – proposed 3% increase in monthly fee through 2025.

Decide on repair vs. replacement for wood trim; need exterior painting quotes.

Consider changing pool companies and extending the pool season; decision to be finalized at next meeting.

LMM will contact A1 concrete regarding the two homes (36 & 44 Hanover) with heaving steps.

The board position of secretary will be up for election in April 2022.

Meeting adjourned at 8:30pm.