

CSV Board Meeting Minutes 9-29-21 6:00pm at the Clubhouse

In Attendance:

Board Members: Tony Steward – President, Suzanne Attea – Secretary

LMM: Mary Fildes, Diane Wagner

Architectural Committee: Mark Bonvissuto

Community Members: Andy Wiencek (13 Denton), Jerry Izydorzak (31 Hanover)

Absent - Felicia Lehman – Treasurer

Open Session

Andy has a concern regarding drivers in the mailbox area and suggests installing a sign 'mail pick up only' and concerns regarding drivers not stopping at stop signs.

Streetlights at mailbox are on 24/7.

Jerry spoke regarding landscaping and keeping Bor-Dan reminded of what needs to be done and ideas for landscaping beautification.

A concerned resident spoke regarding the visitor parking area being abused by residents.

Executive Session

Call to order: Tony called meeting to order at 6:46pm.

Meeting minutes from August 25, 2021 were approved.

LMM reviewed financials.

CSV attorney will review pond maintenance contract and investigate why Marrano is still named as owner of 62 1/2 Hanover.

The board extended LMM management contract.

LMM has had calls from realtors regarding CSV rules and regulations. All rules and regulations are posted on the CSV website.

Resident email list would be helpful, but not all residents have submitted their email address.

Road repairs went well today.

Website updates – complaint form and suggestion box email are complete. New rules will be added along with insurance information.

One 4-unit and one 6-unit building that are in the most need will have roofs replaced this year; LMM will schedule.

Community complaints were addressed and letters will be sent.

Accounts receivables letters will go out.

Waiting on quotes for painting and staining.

Contract was signed with S&S for 2022 pool maintenance.

Landscaping/weeds – front mulch is the homeowner's responsibility and many are not being kept up; ideas were discussed. Bor-Dan will pull dead bushes per homeowner's request.

LMM will look for a survey template that we can use to send surveys to the community.

36, 38, 40, and 44 Hanover front concrete steps will be repaired by A-1 Concrete. Interior repairs/roof leaks are complete, except for 100 Hanover which will be scheduled for repair. Patio ledger at 2 & 4 and window frame at 1 & 3 are to be repaired. 27 Hanover is being addressed.

LMM will get a quote for visitor parking signage.

Meeting adjourned at 8:49pm.