

CSV Board Meeting Minutes 7-27-2022 6:00pm at the Clubhouse

In Attendance:

Board Members: Tony Steward – President, Felicia Lehman – Treasurer, Mark Bonvissuto - Secretary

LMM: Mary Fildes, Diane Wagner

Community Members: Andy Wiencek , Mary Jo D’Amore, Rita Suhr-Perkins, Angela Cercone, Lou & Ann Mistretta, Broc Dehn, Bev Penski, Jerry Izydorzak, Donna Wittenberg, Barb Hall, Bill Wiedenbeck

Open Session:

- A resident questioned lawn care procedures, and complained of no resolution regarding work performed by landscapers. Questioned why their lawn is not cut every week. Tony replied that work should be done correctly by landscaping company. Landscapers are responsible for grass cutting, weeding, and trimming. Another resident suggested spraying weeds because it is very difficult for landscapers to manage weeds. Board stated that the landscaper is not responsible to weed the back of residents’ homes. They will not weed trees, islands, and flower beds in the back of homes; this is the homeowner’s responsibility.
- Board advised that resident complaints are addressed by Property Management Company and vendor; Board only gets involved if there is an impasse. The Property Management Company is the voice of the Board and answers residents questions/complaints/concerns on behalf of the Board.
- Tony stated Board is working on an automatic reply via website for complaints that are received.
- Felicia spoke with BorDan regarding the speed of landscapers on lawnmowers; BorDan replied that the issue would be address with their staff.
- A resident asked if would be possible to have big-screen TV in the Clubhouse – if so, what is the procedure? The resident would like to have football parties, social/movie nights, etc. Felicia responded that to organize a social committee, residents need to volunteer to be involved. We have a problem with residents committing to take responsibility for these events. No one wants to chair these committees – they just want to be helpers. The community would be purchasing the television and paying for internet/cable; a suggestion was made for an antenna rather than paying for cable/internet for the clubhouse television. There was also a suggestion for a raffle/fundraiser for purchase of the television and antenna; there are many options to explore.
- Parking lots on Hanover have been striped; the Board discussed striping crossing zones near the mailbox and stop signs.
- A resident questioned the current parking status regarding homeowners versus guest parking in the lots and asked for an update.
 - Tony replied that nothing has changed, the same parking rules prior to the signs being stolen are still in effect. Fine letters are being sent out to offenders when complaints are received. The key is using your driveway first; if there is no space, use overflow. There is a resident on Hanover that had 2 cars in the lot, nothing in their garage or driveway. They now have 3 cars and they park 1 in their driveway and the other 2 in the guest lots. These cars remained there for a week after they were notified; these cars have not been moved. All residents must abide by the rules; when people abuse the rules, all residents are impacted. The parking area is not for residents to use every day. It may seem harsh, but resident abuse affects everyone; the abuse of the parking lots has brought the community to this point.

- A resident commended the Board for taking the time at the beginning of last month's meeting to discuss the big issues and concerns of the community and inform the residents of actual facts. The resident asked for parking lines in all lots. They also requested resident participation in meeting with the snow removal vendor for the upcoming season. The Board replied that residents must be courteous when speaking with vendors; we run the risk of losing vendors when residents become aggressive and belligerent. The Board cannot control when our snow removal vendor comes here; we are not their only client.
- A resident suggested renting parking spaces on a monthly basis; the Board is considering this option.
- A resident's garage light fixture was broken by wind; the resident asked who is responsible to repair/replace this fixture? The Board advised that outside lighting is the homeowner's responsibility to repair/replace, as is their doorbell, overhead outside porch fixture, etc. An Architectural Form is required to replace outside fixtures. Anything that services just one unit is the homeowner's responsibility. If you control the power to the light, it is your responsibility. This information is per the By-Laws.
- A resident suggested surveying residents; the Board stated that surveys were passed out at the Annual Meeting and the second meeting at the Clubhouse. The Board did look into survey services; they are unable to provide this service without everyone's email, and many residents don't want to provide their email address.
- A resident questioned why Meeting Minutes are not up to date on our website – the Board stated Meeting Minutes are up to date and the Board is awaiting the current web designer to post the Minutes and maintain our website. The web designer is paid a yearly fee, and he is paid an hourly rate for any work he does. Felicia stated that the only monthly Board Meeting Minutes that have ever been posted on our website are from this current Board. No prior Board has posted Meeting Minutes.

Executive Session:

Board approved Minutes of June 29, 2022.

Financials – LMM is reviewing how they will provide the Board with financials; they will be providing a real-time financial report for current month. This information will be provided to the Board prior to each monthly meeting. Felicia will review financials.

Residents with outstanding HOA dues receive a monthly statement from LMM. There is a monthly late fee for arrears.

Board question to LMM - dead trees throughout the community – has anyone looked at dead trees and provided a quote?

The Board discussed BorDan with respect to response time and weeding, mulching the berm, etc. Board agrees the landscaping in the front of the development must be a priority; it is the face of the community.

Board request to LMM – obtain quotes on sign for our community, possibly with a light over it; you can't see the sign when coming from Pavement Rd. We would need a contractor that can design and/or repaint sign. They will be looking for quotes; all agreed something is needed to enhance the entrance to the community.

The Board questioned LMM regarding our current landscaping with respect to how much of our current contract covers weeding versus lawn cutting; there is concern about the weeding. The Board is very unhappy with the look of the weeds in the community; weeding should have been done by BorDan. The Board questioned LMM regarding who decides when BorDan doesn't come? Mary stated that many landscapers contact her prior to not cutting; those landscapers come out and weed or perform some other work on weeks they are not cutting; BorDan does not contact LMM when they are not cutting. BorDan is contracted through next year.

Board request to LMM - Possibly look at new lawn care company for next year; various vendors were suggested by Board and LMM; LMM will contact these vendors for information and quotes.

The Board discussed the possibility of allowing residents to install sprinkler systems if they so desired; there could be various ways of installing systems for interested residents. Sprinkler systems are also much more efficient in the use of water which would save the community money.

Board request to LMM - Pool area – replace trim and stones, along with landscaping; contact vendors for quotes.

The Board asked LMM to contact our prior snow removal company to see if they will quote for the upcoming year.

Board request to LMM – obtain landscape bids for berm to be weeded out, thinned out, and back to looking good.

Board question to LMM - Weed & Feed – when are they due for the next application?

Board request to LMM – obtain quotes to paint mailboxes that are rusting out and deteriorating.

Board request to LMM – contact roofing consultant to assess what roofs should be addressed and when; advise the order in which roofs should be addressed.

Board request to LMM – Insurance bids - looking for renewal quotes.

Board request to LMM – send letters to homeowners for violations. Board suggested including in body of letter that fines not paid within 90 days will be referred to collection agency.

Meeting adjourned at 8:30pm.