

CSV Board Meeting Minutes 8-31-2022 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: Julia Sullivan, Andy Wiencek , Jerry Izydorzak, Annie Loeffler, Tim Loftus, Bill Wiedenbeck, Diane Burgard, Mary Jo D'Amore, Audrey Robinson

Open Session:

- A resident questioned driveway paving on Cumberland; the Board advised that the paving is scheduled every other year. The resident also questioned the paving work done on Hanover and whether or not it would last; the Board advised that the only other solution is to replace the roads which would cost several thousand dollars. Hanover bore the brunt of heavy truck traffic during the construction of the development.
- A resident thanked the Board for allowing residents to speak. The resident questioned postings at the mailbox by community residents. Another resident advised that they questioned the Postmaster General on this matter and was informed that community members are not allowed to post anything on the mailboxes.
- A resident stated that there is a party for residents being planned for the football game in mid-October; residents would like to see the Clubhouse get some utilization with residents gathering together socially. This resident also commented that the black mulch looks very nice. A resident questioned bulk trash pickup – bulk trash is collected the 2nd full Tuesday of the month.
- A resident stated that our parking lots are not full; questioned whether or not fines have been issued and paid. The Board stated that residents cannot use the visitor lot every single day.
- A resident complained regarding trash being put out prior to 6 PM as per the rules. The Board advised the resident to submit a complaint if they are unhappy that someone is breaking this or any other rule.
- A resident questioned stolen parking signs and was advised by the Board that this matter remains under investigation. This resident is concerned about safety of other residents; the Board advised the resident to speak to violators of rules if they are unhappy with speeding, parking, etc. The Board also advised this resident and any other residents to call the police if they see violations of illegal street parking, speeding, stop sign violations, etc.
- A resident complained about landscaping balance in their unit(s). The Board advised that landscaping does not have to be replaced with same shrubbery that is removed. All landscaping changes require an Architectural Approval. This resident also asked to have a larger, more visible sign to replace the Hanover Street sign (off Pleasant View) and stated that it is difficult to see our street signs.
- A resident stated that they were glad to see Meeting Minutes posted, and stated the June & July Minutes were very informative. This resident was also pleased that mulch was put on the berms along Pleasant View. The Board advised that landscaping was very expensive. Another resident questioned why this was not done in early summer; the Board advised that it took quite some time to have bids returned. The resident then questioned when our financials are coming out? The Board advised that our accounting firm has had our information since February, and they are currently working on our 2021 statements. The Board is hopeful they will be completed by the end of September, and further stated they would like to see them completed next year by April 15th.
- The pool is closing September 12th – a resident stated that they have a working party coming in that Sunday (September 11th) to put away the furniture around pool.

- A resident complimented the edging and stoning around pool. This resident stated that in 2014 CSV paid \$5,400.00 per year to set up and take down pool furniture and test the pool. Over the past 7 years these tasks have been done by volunteer residents, which has saved our community \$37,800.00 to date. In 2018 pool furniture was replaced through donations brought in – a total of \$3,285.00 to date. Some residents have donated furniture for the pool. This resident asked the Board to consider an allocation of \$1,000.00 for pool furniture for 2023. The Board asked the resident to put together an approximate amount of what is needed for pool furniture for 2023 season with an estimated cost.
- A resident questioned fines with respect to parking violations. The Board stated that fines will ultimately be paid by residents via collections or upon the sale of their house. The Board stated that parking issues were referred to beginning with the Meeting Minutes in October 2021. Parking violations have been an ongoing issue in this community. Parking violations became a very large issue; certain violators have no respect for other residents; they simply are doing what they want. The Board advised that rules are going to be enforced, and advised residents to submit a complaint when they see cars parked on lawn(s). The Board further stated that people don't like to be called out for breaking rules; these rules have been in place since well before this Board. This Board is enforcing the rules.
- A resident questioned who gives new homeowners the rules. The Board replied that the purchaser's real estate agent and/or lawyer should be providing them with the rules, etc. As a side note, the Board commented that an apartment building in Buffalo is being converted to condos. The only amenity is an exercise room; the HOA fee \$401 per month.
- A resident stated that a home purchaser has 72 hours to back out of their contract; the purchaser receives their final documents at closing.
- Resident(s) are hoping to start a social club. They are planning a football party October 16th at the Clubhouse. This game has a 4:25PM kick off. People can donate food if they wish or bring their own. This resident wishes to post flyers/go door to door with flyers.
- The Board thanked the resident for doing this. A resident suggested donations to get this started rather than go door to door. Another resident suggested the best way to notify residents about social events is word of mouth. This resident suggested many people do not want door to door. The resident asked if the Association could purchase the TV for the Clubhouse; the Board said it is under consideration.
- A resident stated they are a rule follower and applauded the Board for being the first Board to enforce our rules; this resident stated they are very grateful and appreciative. The resident questioned enhancing markings on the road at Pleasant View; the Board advised the problem with enhancing the road signage is the location of the median. The Board stated they have and are still considering speed bumps. This resident stated our trees are not turning colors because they are water- starved. The Board replied that they have considered an idea to inquire how many residents would be interested in a sprinkler system; the cost would be to each homeowner, which could be split among the residents of each building if all are interested. The Board went on to say this is just an idea; they want to see what type of interest there is within the community. When questioned, the Board felt a sprinkler system would likely save money on the water bill.
- Another resident complained about residents of the community not watering their trees.
- A resident asked if it is possible that whichever areas are due for driveway sealing can be done in the spring. The Board advised that this is a scheduling issue, but they will inquire about the timing when seeking bids for this work. When questioned, the Board responded that the cost of sealing per driveway is somewhere between \$50-\$100.
- A resident sent a picture of a drain with a gap in the receiver in their area; LMM stated they will look into this matter.

Executive Session:

Board approved Minutes of July 27, 2022.

Reconciliations – LMM was questioned by the Board for discrepancies and corrections regarding assessments/special assessments.

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

Quote for parking signs was received today by LMM – the Board will review. Once selected, the signs will be installed with locking mechanisms.

The Board noted that there is nothing out of the ordinary on financials; all Architectural Requests to date are completed.

The mailbox will be painted (same color); painter will scrape labels off and new labels will be installed.

Discussion regarding clubhouse maintenance: operating expenses totaled \$1532.29. Major work is required around the clubhouse; there is severe deterioration.

Tree removal, stump grinding, grading, and re-seeding bids have been received; Davey Tree will be performing this work.

Painting is scheduled to begin on September 6th at the foot of Hanover. Estimated time for completion will be approximately 15 good days. Vendor will perform minor filling where able; if something needs replacement, the Board will be notified. During the early evening on 9/6/22, Robocalls will go out to residents on Hanover for painting. Also in the early evening on 9/6/22, Robocalls will go out to the entire community regarding mail stoppage for one day (September 8th). There will be no ingoing or outgoing mail on September 8th.

The Board discussed that when there is a parcel pick-up, residents should leave the key in the lock on that box.

Request for insurance quotes – all information was sent out to brokers for bids. LMM will reach out to additional agencies for quotes.

Board and LMM are still waiting for a reply from the roof consultant. The Board wants to plan for next phase of roof repair/replacement.

Pool is closing on September 12th. The Board discussed giving gift cards to pool volunteers for their service. There are 21 volunteers.

CSV Main Entrance Sign – LMM reached out to bidders for further information. The Board and LMM are working together on the selection process. The Board will also ask these vendors about the cost of replacing the street sign that was referenced in tonight's meeting.

The Board asked LMM to inquire about military discounts when soliciting quotes.

The Board was pleased with positive comments from residents regarding work performed within the community.

LMM – regarding the issue with ceiling on Hanover, a crew has been out several times to address the problem. The Board will wait another season prior to making a decision regarding roof replacement. The Board is requesting information from a roofing consultant on which roofs need to be done, and in what timeline order, prior to proceeding.

Residents in arrears - late fees are assessed and NSF fees will be charged back to homeowners. The Board requested LMM send notices regularly to homeowners in arrears.

Trees tagged by the arborist will be removed.

Sprinkler system will be closed October 13, 2022. Board asked LMM to solicit quotes for opening and closing our sprinkler system.

LMM and the Board discussed the timeliness of financials being returned by the accountant; they are not satisfied with the turnaround time based on when our information was provided to accountant.

The Board and LMM discussed the parking issues within the community. LMM has been advised to send letters to violators immediately upon notification of such by the Board. The letters will include the date(s) of the violation(s) and the appropriate fees. A copy of each letter will be sent to our attorney.

The Board discussed several repeat offenders, and requested their letters go out immediately with the appropriate dates, fines, and pictures when possible. The letter should include that the violator can grieve their issue with the Due Process Committee for resolution. There was discussion that there are a handful of repeat offenders who consistently park in the visitor lots while parking is available in their own garage/driveways. The Board questioned LMM on the procedure in other communities when rules are repeatedly violated. The Board and LMM discussed enforcement measures for violators. It was discussed that on the whole most residents would agree that blatant abusers should be held accountable and selective enforcement cannot be tolerated.

LMM reached out to our previous snow plowing vendor and asked if they would be willing to consider coming back to our community and use snow blowers for our for snow removal. The vendor refused, stating they are not willing to do business with our community.

Meeting adjourned 8:45PM