

CSV Board Meeting Minutes 9-28-2022 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, Jessica Komarn, Molly Knibloe, Lou Mistretta, Ann Mistretta, Sarah Lombardo, Angela Cercone, Sue LePage, Suzanne Attea, Kevin Jenney

Open Session:

- A resident questioned solicitation of new snow removal contractor – Board advised that they will inform community when they meet with potential contractors. Resident also questioned window painting – advised by Board that Hanover was being done. Resident questioned raising funds for a TV in the Clubhouse for possible movie night; Board will evaluate interest from the community.
- A resident is unhappy with snow plowing being performed with large trucks – resident does not want their property done with large trucks. Questioned grass cutting and questioned the bagging process for the clippings. Stated that their clippings were not bagged and Board advised that bagging is typically done in spring and when grass is very long. Resident wants lawn service stopped for their property; will handle themselves. This resident would like more community residents to use his/her private landscaper to mulch properties at community residences (at resident's expense) who choose to privately mulch their properties. Board offered to post sign with resident's information to contact landscaper if community members are interested in having their properties privately mulched at their own expense.
- A resident questioned the availability of the financials. Board stated they should be mailed out by late October.
- A resident questioned the phone tree and wanted more information on the process; resident was advised to be sure LMM has correct information on file for this resident.
- A resident questioned improving their front and back lawn but was unaware of what the current process/timeline is for weed & feed. Contacted contractor but has not heard back from them. LMM will follow up.
- A resident thanked the Board for the gift cards received by the Pool Committee.
- A resident asked how the new pool company worked out – LMM, Board and Committee were satisfied.
- A resident questioned money in the budget for pool furniture; Board replied that Pool Committee members were working on reviewing costs for new pool furniture.
- A resident updated regarding the October 16th party – to date there are approximately 12 people interested. The cap will be 38 people. Another resident offered to donate a TV they were no longer using to the Clubhouse. Board advised no alcohol allowed inside the Clubhouse; however, if resident who booked the Clubhouse for this party wants to get a special rider on their insurance for the event, then alcohol would be permitted.
- A resident questioned the process when there is an issue/concern; Board & LMM advised that the process is to email via the website. The Board will verify that the website issue has been resolved for replies. Board also reminded members that Suggestion Forms are done through the website.
- A resident is questioning if Lance is still performing repairs; LMM advised that he is and they will get in touch with him when there are necessary repairs.

Meeting adjourned @ 6:25PM

Board and LMM met with current snowplow contractor – asked contractor what is expected from residents for snow removal process? Contractor responses as follows:

- Order of snow removal: Street first; parking spots as available; driveways; sidewalk crew simultaneously works with regular plowing crew.
- Quality control upon completion; clean up is normally done by mid-afternoon.
- Contractor will have back drag snow plows for tractors.
- Only 2 snow blowers are available; believes back drags will be more efficient.
- Board advised that biggest complaint within the neighborhood is the look of the neighborhood with the large piles of snow. Commented they prefer the look of the way the patio home snow removal is performed, which is geometrically pleasing. Board also advised contractor that the pay loader cannot come in to move piles of snow.
- Contractor's first priority is to be sure residents are able to get out.
- Board stated that residents are complaining about contractor not having snow blowers; contractor stated they explained to previous Board that they would not be solely using snow blowers when they were contracted for service in this community.
- Board wants to provide guidelines for residents and inform homeowners of expectations so that contractor is able to do their job; once established, guidelines will be posted on the website for residents' information.
- Contractor wants residents to move their cars when they return for clean-up visit.
- Board questioned timeline for bulk of plowing – contractor stated that is impossible to give a timeline based on uncertainty of snowfall occurrence.
- Board wants a solution for getting rid of the snow; contractor is working on a solution.
- Board questions salting procedure? Contractor stated that Board/LMM advise when salting is to be done.
- Board requested keeping a bucket of calcium chloride for mailbox area – not rock salt. Contractor and/or residents can distribute as necessary around mailbox.
- Contractor stated that some residents complimented them last year on the job they were doing.
- Contractor cannot guarantee snow blowers for driveways; stated those are unrealistic expectations. They will use snow blowers and regular plows to remove snow in driveways. Also stated snow blowers take much longer for snow removal. Contractor suggested residents keep their car in the garage during the winter. Residents should park as close to their garage door as possible to have snow in driveway removed by contractor.
- Contractor is responsible for staking fire hydrants and utility boxes; Board asked for larger stakes so that they are easily visible (especially for fire hydrants). Contractor agreed to use larger stakes.

Executive Session:

Board approved Minutes of August 31, 2022.

No Financials provided by LMM for August – LMM will provide them to Felicia this week.

LMM will perform correction of reserve deposits.

Felicia had a question on financials; LMM is correcting them.

LMM will rerun September A/R report, rerun all July reports and will drop off August & September reports to Felicia on Friday.

Felicia requested the year-to-date check register from LMM.

September preliminary statement shows we are continuing to run at a loss for 2022.

All Architectural Requests to date are completed.

Insurance quotes – LMM said they have all they need to market out the quotes. There are only a few (5) insurance companies that are currently writing condo insurance policies. Felicia would like to have the effective date of the policies mirror the fiscal year (January-December).

Residents in arrears are required to pay late fees and NSF fees (if applicable).

Board questioned LMM on which owners do not have owner data forms on file; Board wants vehicle information kept up to date. If residents are non-compliant in completing forms, possible fines for failure to provide information as required.

Investment strategies were discussed by the Board.

Board discussed new front sign for Pleasant View entrance – the current sign is in disrepair. LMM is currently soliciting bids for a replacement (possibly with a light).

Board questioned LMM on roof consultant reply – they did not receive reply yet.

New parking signs have been installed. LMM is seeking towing company and will also contact Lancaster Police Department. Letters and fines will continue for violators.

Paving quotes – LMM received quotes for next spring.

Meeting adjourned 8:35PM