

CSV Board Meeting Minutes 10-26-2022 6:00PM at the Clubhouse

In Attendance:

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

Absent: Felicia Lehman - Treasurer

LMM: Mary Fildes, Diane Wagner

Community Members: Susan LePage, Mary Joan D'Amore, Denise Tulowitzki, Andy Wiencek, Tim Loftus, Jerry Izydorzak, Diane Burgard, Bill Wiedenbeck, Julia Sullivan, Joe Schruett, Kevin Jenney, Cheryl Strub, Kathryn Dudzinski

Open Session:

- A resident asked for an update on future social gatherings and community activities; asking if Board will consider funding \$1,000 for a television for the Clubhouse; Board replied they will evaluate future turnouts prior to committing.
- A resident questioned what the black box is near the mailbox; LMM stated that is for fliers authorized by the Board and LMM; cost of new guest parking signs questioned – total cost of new signs was approximately \$600. Resident wanted to know if stolen signs were returned – answer was no.
- Resident questioned the 2023 HOA increase – Board advised that there will be a 0% increase in HOA fees for the upcoming 2023 year.
- Board advised that any questions regarding financials will be held at a special meeting when Felicia is available, and requested that any questions be submitted prior to that special meeting.
- A resident is concerned about leaves – who is responsible for taking care of fallen leaves? Board replied that leaves are picked up by landscaper when they come through the community.
- A resident questioned suspending guest parking rules. Board advised that the situation will be discussed later in the meeting; this issue is on the Board's Agenda for Executive Session discussion.
- A resident suggested that homeowners should have priority over visitors parking.
- A resident asked to have Parking By-Laws read to meeting attendees. Board President read By-Laws verbatim. This resident repeatedly interrupted the reading of the By-Laws; resident was informed that the full By-Laws must be fulfilled prior to parking in guest lots. Resident was verbally abusive and was advised by Board President to refrain from name-calling; also advised that there is no expectation of privacy in public. Everyone has a right to challenge fines – can be challenged via Due Process Committee. Board advised that this enforcement is not selective. Garage first, driveway second – these are not new rules; they have been in effect for several years. The By-Laws state the garage is for a vehicle; if a resident chooses to use garage as patio that is not the problem of the Board.
- Another resident questioned why they cannot participate in Executive Session – resident was advised that Executive Session is for Board Members and Property Management Company.
- Residents questioned being told by Marrano that they could use the guest parking lots; Board reminded residents that Rules and By-Laws were established several years ago; previous Boards selectively enforced rules and regulations. This Board will equitably enforce the rules and regulations.
- Resident reported on Football party – said it was a great time, very well attended; hoping for more future gatherings in the community – residents applauded Kevin for he and Mary Jo's efforts.
- Kevin used his TV for the football gathering; he recommends a sound bar for future parties.
- Board restated consistency in turnouts prior to committing to purchasing equipment for future gatherings.
- Resident questioned what happened to money collected for the football gathering; Kevin advised the additional funds will go towards the purchase of a TV for the Clubhouse. Kevin paid the additional umbrella policy for the gathering. A resident suggested collecting money to reimburse Kevin for the premium he paid for the umbrella policy.

- A resident complimented the Board and Property Management Company and stated they are happy with their performance. Another resident stated that they feel this is the best Board they have had to date.
- A resident stated they feel that the entire community was punished for the thief (thieves) that stole the parking signs. This resident feels parking enforcement has divided the community and pitted residents against each other. Board explained that the abusers intensified the enforcement of parking rules.
- Board advised that a parking violator appeared before the Due Process Committee; this Committee unanimously upheld the fines assessed for the parking violations.
- Residents again complimented the Board and asked how they could help; all agreed that the Board is not large enough to do all the necessary work to adequately service the community; another resident suggested going back to committees to assist the Board. Board advised that they welcome the help and would like to have committees for various issues; these committees could then meet with the Board and report their findings. Another resident suggested the BOM put out a request for volunteers for various committees.
- A resident suggested appointing members as “Members at Large” with no voting rights, to the current Board as was done previously to assist with various duties. This resident does not believe the community will ever receive the participation for the necessary votes to enlarge the Board. Other residents in attendance were in agreement with this suggestion.
- There was much discussion amongst residents and Board Members regarding parking enforcement.

Meeting adjourned @ 7:35PM

Executive Session:

Board approved Minutes of September 28, 2022.

LMM – Updated report from Erie County Water Authority – 12% increase for 2023.

All Architectural Requests to date are completed.

Correspondences received from residents - Board will discuss responses when all 3 members are together.

Investments – CDs for November.

Front Sign is still ongoing; no decisions at this point.

Insurance Quotes – it is late in the year for brokers – they need 3 months or more to underwrite these policies; if looking for next year, start in mid-summer for year end quote.

Roof consultant update requested by Board – LMM stated their call was not returned – they will reach out again.

Fire Hydrant legal distance will be marked off in visitor lot on Cumberland when paving is done.

Warning letters should be sent to first time parking offenders and include the parking violations rules.

Board members will not go house to house for parking violators – they inform Property Management Company to enforce violations based on complaints received.

Update Pet Information Sheet to include photo of pet; license number with expiration date; name of pet; breed, age. Board suggested forming a Committee for this task.

LMM discussed adding Members at Large – Board can define terms and conditions; some can be heads of committees; none will have voting rights. Tony will contact attorney for specifics. Tony suggested Robocalls to inform residents of this if and when implemented and how to residents can proceed if they are interested in becoming a Member at Large.

Board is looking for ideas to use Clubhouse for additional functions; i.e., educational seminars; crafts; book clubs; etc.

Meeting adjourned 8:49PM