

CSV Board Meeting Minutes 11-30-2022 6:00PM at the Clubhouse

In Attendance:

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

LMM: Mary Fildes, Diane Wagner

Community Members: Broc Dehn, Mary Joan D'Amore, Andy Wienzek, Jerry Izydorzak, Diane Burgard, Bill Wiedenbeck, Rob Capozzi, Brian Dudkowski, Audrey Robinson, Larry Jay, Kathy Jay, Barbara Hall

Open Session:

- A resident questioned the change in the parking policy. Does not like the lined parking in visitor lots. Feels too much focus on parking. Board advised that rules are now being enforced.
- A resident stated that they were not happy to receive the revised parking policy; also stated that they were happy to have additional revenue from rental of parking spaces. Board advised that the lots are for ALL residents' guests to use, not just a select few. The visitor lots belong to all residents for their guest's use.
- Board again reminded residents they are to use driveway/garage first. Residents have enough room in their driveway/garage for their cars. Majority of complaints are from residents who have plenty of room on their own property.
- A resident again requested a new street sign; stated current sign is too small and too difficult to see from the street.
- Several residents complimented the snow removal company for the job they did during the storm.
- Resident questioned possibility of abandoning parking rules for the winter; reinstate parking rules in spring.
- Board advised that there is salt (Calcium chloride) at the mailbox for residents to use when slippery at mailbox. Asked residents to please use discreetly.
- Resident commented that they were disappointed at the turnout of community members at the financial meeting; questioned why so few members attend for a financial meeting and so many would attend about parking enforcement (past summer).
- Resident stated they plan on having another community event.
- Resident stated plow service workers were around fixing stakes; resident showed the workers how they destroyed the curb appeal while snow blowing. Resident requested that snow plow company takes care of damage that was caused.
- Resident complained that they have more cars now when they moved in; although resident has room for 6 cars, feels that there is not enough room to accommodate all their vehicles, worries that vehicles will be dented from frequent moving of vehicles.
- Board again reminded that parking enforcement is going to be enforced equitably; resident retorted that the rules were never enforced since they moved here several years ago. Board reminded that rules cannot continue to be selectively enforced. Board reminded that there are 48 guest parking spaces. If everyone has more cars than they are able to accommodate – how would that work? Which residents should be able to utilize the guest spots? Same resident wants first come first served basis for guest parking lot regardless of status.
- Board reminded members that selective enforcement of rules is illegal. Rules will now be equitably enforced. The parking policy was “tweaked” to clarify any ambiguity with the wording.

Meeting adjourned @ 7:00 PM

Executive Session:

Board approved Minutes of October 26, 2022.

Financials – as of the October 2022 security statement M&T has moved some funding into CD's and we have received substantial interest returns as a result. Felicia questioned LMM regarding some older checks that need to be voided; if they have not cleared they must be voided.

Deposits not yet cleared – asked LMM why have they not cleared the bank? LMM will investigate and report back.

Reviewed outstanding past due accounts – LMM will investigate and report back.

Questioned accounts payable – what it represents? LMM will investigate and report back.

Felicia requested funds be reallocated into proper accounts.

Felicia questioned insurance payments – LMM will investigate and report back.

Felicia again requested LMM to provide a report to go through priors to year end as well as balance sheets. LMM will provide.

LMM assured that all reversing entries have been made – Felicia asked them to review and be sure that statement is correct.

All architectural requests are approved to this point.

A resident asked Board to send out a survey to all other residents for interest in backyard fence (at homeowner's expense). Board will not be sending out surveys and reminded that it is a violation of the By-Laws for a resident to conduct their own survey on behalf of CSV.

LMM will send out Robocalls to residents with unpaid assessment fees. Fines will be assessed beginning the month following the due date; after 3 months unpaid fees will be turned over to a collection agency.

Roof consultant assured LMM that he will be here next week to check roofs.

LMM reported no homeowner complaints regarding winter parking.

Meeting adjourned @ 8:15 PM.

