

## CSV Board Meeting Minutes 11-16-2023 6:00pm at the Clubhouse

In Attendance:

Board Members:

Julia Sullivan – President

Felicia Lehman – Treasurer

Absent: Suzanne Attea – Secretary (Sue LePage, substituting)

R&D Management:

Cindy Morris

Brandon Pawlik

OPEN SESSION:

Cindy introduced herself & Brandon of R&D management. Cindy stated that any questions or concerns should be directed to her via email at R&D. Also noted that all information pertaining to the community at large will be sent via mass email. Two such emails have already been sent & Cindy suggested you check your spam if you didn't receive these email, and let R&D know about this. It was also stated that all information is on our CSV website as well as posted on our bulletin board.

Julia reported all that has been accomplished since this current board has taken office this past April, 2023.

\* Survey results in favor of increasing the board size to 5 will be put out for vote next April and if majority approve it then the bylaw will be amended.

\*Cumberland St. Was repaved as well all the driveways. Hanover St was also repaired. Homes on Cumberland had their trim repainted.

\*Dead trees were pulled out; grass was planted in their place. It was also noted that if homeowners wanted to plant tree on their own they can; they need to submit an architectural request; forms are found on our CSV website.

\*All roofs in the community were inspected; those needing immediate repair were taken of. Brian Homann will be addressing any immediate issues. New roofs were replaced at 10-20 Hanover as well as 65-75 Hanover. Next year roofs will be replaced at 22-36 Hanover & 58-64 Hanover. It was noted that each building roof replacement ran approximately \$50,000; therefore, the roofs are being replaced in order of most dire need. The degree of need was given to R&D and the Board via the inspection previously noted.

Other concerns/information: Stonish will be doing the plowing again this year; conversation was had regarding damage; new guide posts have already been put in place. It was noted that plowing services are unable to find people to shovel; this will now be done by Back Co. Stonish will reimburse CSV for this part of the service.

Our lawn service will be Pro Cut; previous company has been let go. Our weed&feed will be Seasonal Lawn Care.

New Umbrellas, chair were purchased for the pool area. A TV was purchased for the club house for events. First one is a football party on Dec. 12<sup>th</sup>, 4pm in the club house; please see bulletin board for further info.

New committees were formed & volunteers have signed up, we can always use more volunteers – teamwork makes the dreamwork!

Julia also stated the following:

- \*All By-Laws/rules will be enforced going forward; a warning letter will be mailed to address/correct infraction; if not resolved, another letter with a fine will be sent.

- \*Q&D Resigned stating they could not handle such a large community; this Board did not dismiss Q&D.

- \*Please read bulletin board for all social events.

- \*Please do not approach/yell at construction/maintenance workers in our community. If there is a problem or concerns, please email Cindy at R&D and she will respond asap.

SAFETY NOTE: Please lock your cars in your driveways as there has been car break-ins noted.

Member Questions:

- \*What is being done regarding soffit repairs – worst ones have been repaired; contractor is assessing all & will present quote to Mgt. Worst ones will be repaired first.

- \*Who is doing gutter cleaning – advised to contact HOA/R&D

- \*Did Q&D give all info to R&D – boxes have been sent to R&D; however, R&D will be doing their own inspection.

- \*Are due going up? yes due will be increase to approximately \$302/month; a letter will be sent out 12/1/2023 with information. There will also be a special assessment, info to be sent out.

- \*Question pertaining to garbage totes asked for clarification: Julia stated all garbage totes are to be kept in the garage NOT on porches or anywhere else outside.

Meeting Adjourned at 6:40pm

