

CSV BOARD MEETING MINUTES

July 23, 2024, At 6:00pm

CSV Club House

IN ATTENDANCE:

Board Members:

Julia Sullivan – President

Joe Diliberto – Vice President

Felicia Lehman – Treasurer

Sue LePage – Secretary

Barb Hall – Member at Large

R&D Property Management of WNY:

Cindy Morris

Brandon Pawlik

OPEN SESSION – COMMUNITY QUESTIONS & ANSWERS

Felicia announced to all that this portion of meeting will be limited to 30 minutes maximum

1. Question asked regarding the installation of more streetlights; Street lights need to be bought & installed with possible approval of Lancaster, also, CSV needs to check with NYSEG regarding placement of said lights. This will be pursued by HOA.
2. Question regarding size of street & stop signs; these are being sourced out & will be bigger.
3. What are marking on road near mailbox? They are there to inform all that you may park there to pick up your mail only; they are not meant to be a drive-through.
4. Placement of & lack of speed signs; it is agreed we need more signage on other streets, there are currently 5 on Hanover; it was discussed that perhaps we could move some from Hanover to other streets.
5. Members stated that all owners should have outside lights on in their home for a safer neighborhood; this initiative was already done a few years ago by Julia. Most residents have done this; some do not wish to take part, which is their right.
6. Question regarding meeting notifications; the board stated that notifications are posted on bulletin board near mailboxes as well as on the website.
7. Question asked if meeting minutes could be posted on website sooner than the next meeting. The Board stated that minutes will be approved by email & therefore will be posted sooner.
8. Possible limitation of parking on the street; further discussion to be had.
9. Clarification asked regarding leashing of dogs; all dogs must be on a leash as soon as they leave the house; owner must always be with dog even if on leash in their yard.
10. Audience was addressed with following statement:

PLEASE DO NOT HARASS THE GRASS CUTTERS OR SNOWPLOWERS/SHOVELERS. IF THERE IS A CONCERN CALL R&D MGT. ALSO, IF THERE IS ANY DOG REFUSE NOT PICKED UP BY THE OWNER – THE GRASS CUTTER WILL NOT CUT YOUR GRASS.

Next Open Board Meeting – October 23, 2024

Open Session Adjourned at 6:33pm

Regular Board Meeting Called to Order by Julia Sullivan at 6:38pm

Motion to approve November 16, 2023, meeting minutes – approved by Julia Sullivan, seconded by Barb Hall.

FINANCIAL REPORT

Felicia L. gave the financial report for the period ending June 30, 2024. The operating account had \$126,923 of which \$105,761.40 was for the special assessment. The special assessment monies are being taken out of the operating account before July month's end and will be put in the M&T savings account that will then be invested by Wilmington Financial and staggered due date CDs. The YTD Income/loss for the association is approximately \$15,000 to the positive with most of the monies coming from lower amounts spent in the maintenance expense category. The new spotlight, repairs to the back flow electrical and other maintenance issues should even that account out by year's end. Felicia explained that we received the reviewed financial statement from Clark and Nihill and that it will be emailed to all homeowners within a day.

Motion to approve report made by Julia Sullivan & seconded by Barb Hall; all in favor; motion carried.

ARCHITECTURAL REPORT

31 Denton & 63 Hanover asked for & received permission to remove lilac bushes.

NEW BUSINESS

36 Hanover – multiple complaints of harassment made regarding this residence are being dealt with.

Question raised as to the number of dogs allowed per residence. There is only one dog & one cat allowed per residence.

Resolution to change the ruling of size & breed of dogs allowed in CSV made. After further discussion the Board of Managers have tabled this for another meeting.

Possible placement of or location of speed bumps discussed; will evaluate after testing effectiveness of current speed bumps.

Jerry (Contractor (from R & D management) presented a bid from Treadwell Industries for purchase & installation of new street & stop signs. Motion made to accept bid made by Julia Sullivan & seconded by Felicia Lehman. Barb Hall has a map of CSV property & will forward it to R&D to determine placement of signs.

Regarding the light out in the parking lot of the club house, Brandon Pawlik will contact to repair said light. Cindy noted that there would be an electrician on site to wire lighting for entrance sign & to ask Stonish if he would like this electrician to do the work, but Stonish would pay the bill. Also to request & obtain quotes to place parking lot lights on dawn to dusk sensors.

Caulking of windows & doors – Two units reported having roof leaks on newly installed roofs on Hanover Street. DSS (roofer) inspected roofs and found that the problem was not with the roof but with leaks from diminished caulking around the windows & he caulked around all those windows.

Gutters at #2-8 Hanover were complaining that they were overflowing. Gutters were cleaned of debris to solve the problem. No new issues reported with leaks at this building. It was agreed that any new issues would be cleaned as needed & that going forward gutter cleaning would become part of each street's rotational maintenance of roads, trim painting; etc.

Vendor Harassment

Felicia made a motion to add the following to the rules and regulation:
All contractors performing work in the CSV community on behalf of the BOM should be treated with respect and courtesy. If there are concerns about the work being done, contact the management company. Harassment in any form is not tolerated. Any Unit owner, resident, or guest that is found to be harassing or threatening (verbally or physically) any contractor working in our community will be given a first warning to resolve the problem. Repeated occurrences after this initial warning can result in fines, being placed on a Do Not Service List and loss of services. If this happens, the Unit owner will be responsible to secure a contractor to perform the service at their own cost. Barb Hall second the motion, all were in favor and the vendor harassment is now part of the rules and regulations.

Meeting adjourned at 7:36pm by Julia Sullivan, Seconded by Sue Lepage