



Board Meeting
April 1, 2025

CSV Clubhouse @ 4:30 pm

Meeting Called to Order at 4:30pm

ROLL CALL: Julia Sullivan, President (via Teams- on line program)
Joseph Diliberto, Vice President
Felicia Lehman, Treasurer
Susan LePage, Secretary (absent)
Barb Hall, Member at Large
Brandon Pawlik, R&D Mgt. Company

This Executive Board Meeting was held to update all Board Members of the accomplishments made during the year and future community projects. This meeting was not open to the community.

MINUTES FROM PRIOR MEETING: The minutes from the October 23, 2024 board meeting were reviewed and approved. Motion to accept the minutes was made by Julia Sullivan Motion and seconded by Barb Hall. All were in favor and motion was carried.

TREASURER'S REPORT: Given by Felicia Lehman Highlights covered: and motion was carried.

2/28/2025 Cash Balances: Operating cash balance - \$ 46,978 and Reserves Cash Balances - \$ 756,487.07). It is noted that our Reserve cash balance is in line with our Reserve Equity balances as shown on the Balance Sheet.

Accounts Receivable balance is \$327. Prepaid HOA fees \$12,916.20.

Accounts Payable balance is \$ 136.61.

Project Net Loss @ 2/28/2025 – (\$15,055). This is basically due to timing of Landscaping expense which is budgeted over 12 months but services have not yet started.

ARCHITECTURAL REQUESTS - Minimal requests were received due to winter season. The most recent requests were: 36H – window replacement and 27D – rear landscape renovations.

NEW BUSINESS:

Accomplishments since October 2024:

- The additional stop signs and speed limit signs installed throughout the community are making a positive difference in creating a safer environment in the community. The temporary speed bump seemed to be effective in making drivers aware of the community speed limits and can be reinstalled if needed.
- 2024 roof replacements were made at 22-36 Hanover and 58-64 Hanover. It was noted that there has been a significant decrease in Roof Repair expense since we have been replacing the 3-tab shingles on the older roofs on Hanover Street.
- The Primary Rules & Regulations were amended to include new verbiage regarding Advertising, signs & Flags.
- R&D has implemented a new on-line tenant portal (Zego PayDirect) for tenant payments and account inquiries.

Upcoming Projects:

- Our Annual Meeting for the Year ended 12/31/2024 is scheduled for June 10, 2025 at the Main Transit Fire Hall @7pm. There are 2 board seats up for election - Julia & Felicia's term are expiring this year.
- The financial statements and tax returns for the year ended December 31, 2024 are expected to be received in May 2025 in time for our Annual Meeting
- 2025 Roof Replacements – This Spring, roof replacements are scheduled for 2-8 Hanover and 37-47 Hanover
- Rotational Maintenance – This year Brocton Street is scheduled for Road & driveway resealing, trim painting and gutter maintenance. (Scheduled for early Spring)
- Landscaping & Grass cutting –ProCuts will remain as our landscaper for the 2025 season. We are in year 2 of a 2-year contract.
- Snow Removal - Our contract with Stonish has expired as of March 2025 and he did not submit a renewal bid. After obtaining bids from 2 different contractors, we have signed a new 2-year contract with BACK Landscaping Services for snow removal including shoveling. They previously worked in conjunction with Stonish for snow removal from the sidewalks, front porches and front of garages. The contract has a 3-inch trigger and use of special plow blades & snowblowers to minimize road surface and driveway damages
- Pool Season – We are still using S&S Pools for our pool opening/closing and seasonal maintenance. They will open the pool May 13, 2025 and fob will be activated shortly thereafter. Jerry Izydorczsk has stepped back and remains active in an advisory

capacity. The Pool Committee will be run by Tim Loftus & Paul DiBergalis. They will be in charge of coordinating the Pool Volunteers.

OLD BUSINESS:

- Community Snow Removal Damage - Unless scrapes in driveways are significant and affect the useful life of the driveway, they will be handled during the rotational driveway resurfacing. We are holding back a portion of our final payment to Stonish until various winter snow removal damage has been completed. Lawn damage is scheduled to be done in April or when the temperature is conducive to seed germination.
- Winter Ice Dams in gutters – Some owners have reported ice dams in their front gutters. This is seasonal and likely due to the severity and fluctuation of winter temperatures or insufficient insulation. Additional insulation is the Unit Owners responsibility.
- Pest Removal – Some owners have reported problems with old wasp nests & mice. In general, old wasp nests are not active and do not pose a problem. Wasps will not come back to an old, inactive nest. Costs to remove inactive nests is expensive (\$250). If accessible, they could be removed by spraying with a hose.
- The HOA is not responsible for interior mouse extermination, it is the owners' responsibility. If they are entering thru laundry vents, A/C units or foundation gaps, it is also the owners' responsibility to repair. If mice are entering due to openings in the siding/roof, the HOA will cover the cost of the repair, not the extermination.

Meeting adjourned at 6pm