



CSV BOARD MEETING AT CSV CLUBHOUSE

OCTOBER 1, 2025 AT 6:35PM

**ATTENDEES:** JULIA SULLIVAN; JOE DILIBERTO; FELICIA LEHMAN; BARBARA HALL, SUSAN LEPAGE, CINDY MORRIS

**MINUTES FROM 7/17/2025** - APPROVED BY: SUSAN LEPAGE; SECONDED BY: JOE DILIBERTO

**TREASURER'S REPORT** BY FELICIA LEHMAN:

Total Cash balance as of 8/31/2025 is \$769,292 and Reserve Equity is \$715,163

Outstanding Accounts Receivable is \$613.00, however, Cindy said that amount has been satisfied. There is also \$10,985 in Prepaid HOA fees and Accounts payable is \$17,484. Net Income of \$9,263 was reported as of 8/31/2025. This does not include the cost of tree cutting that was just done.

It was noted that there are 4 more buildings on Hanover that need new roofs.

**ARCHITECTURAL CHANGE REQUEST:**

70 Hanover – painting of front door

100 Hanover – Garage floor covering

**OLD BUSINESS:**

**LANDSCAPING:**

Tree Trimming - Bob's Tree Service has been trimming overgrown birch trees & removing dead trees in our community. New trees are to be installed at corner of Hanover & Brocton as well as corner of Hanover & Cumberland.

Concerns about quality of service in regards to weeding & removal of various dead bushes were addressed with Andrew from ProCuts. Andrew will submit a quote for removal of dead bushes. Removal of dead trees will be done by Bob's Tree Service.

New plantings were done at corner of Hanover & Pool Driveway as well as around pool patio. Additional dead trees will be removed when the trees are trimmed for the entire community.

**LIGHTING:**

It was noted that the mailbox area lights were not operating properly; this issue has been resolved.

**SIDIING MAINTENANCE:**

Numerous units complained of mold/algae on the siding of their homes; Property Management has had all those sidings cleaned.

**NEW BUSINESS:**

**SNOW REMOVAL** – A new company has been contracted with, Back Landscaping for a 2 year term.

**LANDSCAPING** – A new contract to be signed for a 2 year term with ProCuts.

**PROPERTY MANAGEMENT** – R&D Management has been renewed for another 3- year term. Fee will remain same - \$4,200/month for the first two years; increasing to \$4,250/month for the third year.

**LIGHTING:**

Pool parking lot lights are not working; McCarthy Electric will investigate.

**OTHER:**

Complaint regarding dog leash of Mike & Nancy's dog was too long. Felicia noted that while they have been keeping the dog on a long leash, it does not reach the street. No other complaints about this have been received.

**Motion to Adjourn** - Meeting adjourned at 7:50pm by Barbara Hall; Seconded by Joe Diliberto