



10 Maine Rd., Plattsburgh, NY 12903

Meeting Minutes

August 12, 2024, at 6:00 pm

North Country Alliance Church

President Tammy Kelsey-Favro called the meeting to order 6:00 pm..

Roll Call: Tammy Kelsey-Favro, Ron Deragon, Judy Barcomb, Jody Erickson, Dale Holzer, Margret Felty, Gerry Eagan. 17 Homeowners were present.

Matt McGuire, the HOA Insurance Rep from OneGroup gave a presentation on our insurance with an extensive explanation of homeowners personal insurance vs HOA Insurance and what each covers. He answered several questions from homeowners that were present. His presentation will be posted on our website.

Acceptance of the minutes of meeting from July 8, 2024:

- Motion made by Ron to accept. Seconded by Jody. **Motion passed.**
- All in favor.

REPORTS

Fence Loan: No extra payment will be made to the fence loan this month.

- Motion made by Ron. Seconded by Judy. **Motion passed.**
- All in favor.

Treasurer's report:

- Motion to accept August report by Judy. Seconded by Ron. **Motion passed.**
- All in favor.

Invoice Approvals:

- CPM for storm pick up for \$1,296.
Motion made by Judy and seconded by Dale.
- D. Holzer for 282.74 for Staples (copying homeowners packet).
Motion made by Tammy and seconded by Ron.
- Harris Beach Attorney \$8,561.50 for legal fees.
Motion made by Margret and seconded by Jody.
- Ed Garrow, sewer repair for \$3,784.82 for 6 Iowa.
Motion made by Jody and seconded by Margret.

All motions passed.

ACTION:

Property Managers Report: Mike presented his report. He explained CPMs procedure which involves mowing and clean up that is a “multi-day” process.

He will be addressing roofs and moss issue and the process that will be used to remove moss.

Mike

- Motion to accept PM Report made by Jody and seconded by Ron.

Motion passed

Homeowners’ Concerns:

14 Massachusetts homeowner presented invoice and requested reimbursement for sewer line blockage expense. Homeowner was instructed to fill out a Reimbursement Form for consideration. The issue was tabled until a Board Member contacts Bob’s Instant Plumbing for additional information.

Board

12 Maryland thanked the board for its action on her roof issues.

COMMITTEE REPORTS:

CC/IT Committee: Judy presented the Expense Authorization Policy that required a functional update for approval. Motion made by Margret and seconded by Jody.

Motion passed.

Text messaging issue. Tom to follow up with Buildium, next week to find out status.

Tom

Landscape Committee: Margret gave an update on work on the entryway(s) beds.

Discussion also regarding possibly relocating the plants/flowers in the shade area behind the Maryland kiosk.

Building Committee: Gerry Eagan has been looking at paint issues and post/column issues and working with Mike to prioritize them, so that Mike can get quotes on painting.

Mike

NEW BUSINESS

ACTION

From the Ground Up Contract for removal of 4 trees that have been determined to be a safety hazard including \$6,480.00 quote.
Motion made by Judy and seconded by Ron.

Motion passed.

New Image Roofing Contract - tabled for additional discussion

Board

Wendell Hughes (Mayoral candidate for the City of Plattsburgh) will be attending September's meeting to present his platform and answer questions from homeowners.

Ron will reach out to **Donald Kasprzak** to invite him to the October meeting.

Ron

Reimbursement Request: 33 Maine mold remediation. Further discussion needed. **Board**

Motion to adjourn made by Judy and seconded by Jody at 7:32pm

Next meeting on September 9th at 6:00pm

Executive Session

Respectfully submitted,

Judy Barcomb
Secretary
LCV HOA



Balance Sheet

As of 7/31/2024, Accrual Basis

United States
United States
United States
United States

Lake Country Village HOA

Assets

Current Asset

1007.00 Glens Falls Checking	45,969.31
1007.00 Glens Falls Checking - Pending EFTs	1,225.00
1008.00 Glens Falls Savings Account	61,493.35
1009.00 Meadows Bank MM Checking	129,400.62
1010.00 Seacomm Federal Credit Union - Share Acct.	10,431.19
1010.05 Seacomm Federal Credit Union-Share Draft	100.00
1010.10 Seacomm Federal Credit Union-MM Fund	3,150.64
1200.00 Fidelity Government Money Market	58,601.33
1250.00 Fidelity CDs	249,695.50
1400.00 Other Accounts Receivable	8,801.74
1500.00 Homeowner Dues Receivable	82,346.60
1501.00 Allowance for Doubtful Accounts	(51,355.98)
1653.00 Prepaid Income Tax	2,993.00

Total Current Asset **\$602,852.30**

Total Assets

\$602,852.30

Liabilities

Current Liability

2000.00 Accounts Payable	5,233.38
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Total Current Liability **\$5,233.38**

Long Term Liability

2300.00 Meadows Bank Fence Loan	797,414.66
2300.00 Meadows Bank Fence Loan - 2301.00 Fence Loan Regular Principal Payments	(31,145.36)
2300.00 Meadows Bank Fence Loan - 2302.00 Fence Loan Extra Payments on Principal	(76,146.00)

Total Long Term Liability **\$690,123.30**

Total Liabilities

\$695,356.68

Equity

3900.00 Fund Balance	809,112.06
3901.00 Restricted Main Fund Balance	(1,128,723.15)
3902.00 Additional Paid in Capital	32,000.00
Retained Earnings	176,959.74
Net Income	18,146.97

Total Equity **(\$92,504.38)**

Total Liabilities & Equity

\$602,852.30

LCV

Property Managers Report July 2024

July 2024: CPM has been performing up to standards by their contract and by all reports from the village at large. Lawns have shown noticeable improvement and look much more healthy. My neighbor's lawn for the years I have lived here has been mostly sand, the CPM process of not vacuuming up the clippings each time has now caused lawn to grow there now. Behind my unit as well was also dirt now has a lot of growth. There was two complaints this month 1 lawn damage when their machines turned in the lawn, with the amount of rain that is going to happen the ground is pretty soft in some areas. 2nd complaint was clippings into the sidewalk, but CPM always makes a second pass thru the village after they complete trimming and mowing the next day to make sure the walks are clear. They completed the first round of trimming trees and are currently working on the second list.

Work Tasks/Work Orders: July 2024 saw a reduction of amount of work requests. At present (time of this writing) there are no unaddressed requests, work orders or Architectural requests. I have also continued getting old requests checked and completed. I am currently working on Dec 2023, I am almost in our current year.

Village Inspection: The units in the village are in good to very good condition, paint and moss on roofs continue to be an issue. Gerry and I will be meeting the weekend before the meeting in August to go over the paint list and it should be ready for the meeting for the board to review. Paint will be a major expense due to its inflated cost. One issue with a swing in the common area was addressed and removed. Trees continue to be a major issue with the inspections with a couple overgrown areas needing addressing. Tree removal also is being addressed with our most dangerous trees being addressed at August's monthly meeting.

Closing:

Tasks/Work Orders/Emails: We are current at present with no major issues needed at this time. I would like to thank Judy for hosting the last training it was very informative and helped with a few issues with buildium

Lawn Care: CPM continues to do better each month from the last. The residents continually tell me the lawns have never looked better. Trees are being addressed and we are closing the gap on what needs to be done to where it is now just maintaining the area.

Respectfully Submitted,

Michael J McKinnon

Property Manager LCV