



10 Maine Rd., Plattsburgh, NY 12903

Meeting Minutes

September 9, 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 and Gerry Eagan joined shortly thereafter. 20 Homeowners were present.

Acceptance of the minutes of meeting from August 12, 2024:

- Motion made by J. Erickson to accept. Seconded by R. Deragon.
- All in favor.

Motion passed

Wendell Hughes, mayoral candidate for the City of Plattsburgh answered questions from the Board and the Homeowners regarding his plans and goals as Mayor, if elected.

REPORTS

Treasurer's report:

- Motion to accept September report by J. Barcomb.
- Seconded by D. Holzer. All in favor.

Motion passed

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

- Motion made by J. Erickson. Seconded by R. Deragon.
- All in favor.

Motion passed

Property Managers Report: Mike presented his report.

He addressed:

- the Clean Up process by CPM after our Micro Burst
- the recent removal of trees that were deemed risky/unsafe
- 2025 Tree Removal determination/2024 budget has been exhausted for trimming and removals
- Fall Clean Up Schedule
- CPM will contract with individual homeowners that need patio cleanup
- Chemicals to assist with plumbing blockages

- Motion to accept PM Report made by J. Erickson and seconded by D. Holzer. **Motion Passed**
- All in favor.

Homeowners' Concerns:

- 31 Maine** is overgrown and needs to be addressed for trimming/removed etc. **Mike**
- 136 Maryland** – stump removal, will not be removed. It will take many years to “catch up” with tree removals and tree trimming. Homeowner can put in a request to remove stump at her own expense. **Owner**
- 36 Kansas** – installing pavers over sidewalk – need request entered – need to address obstacles with CPM as far as shoveling issues. **Board/CPM**
- 123 Maine** – leak in storage area. No documentation (checked old logs) **Board**
- 115 Maine** – leak in garage. Curtis told her that she would be reimbursed. No documentation. (checked old logs) **Board**
- 39 Maine** – leak – Chad has addressed. Panel removed and needs to be replaced. **Chad?**
- 74 Maine** – speed limits possibly reduced. Wendell indicated that it is very difficult to get speed limits reduced. The state denies 99% of requests.
- 14 Massachusetts** –
 - Reimbursement for blockage. Tammy spoke with Bob’s Instant Plumbing and their response was that grease was the cause. Reimbursement request has been denied.
 - Owners Handbook – needs to be more detailed as to what HOA covers particularly with sewers. Should a joint conversation take place between owner, contractor and board when these issues arise? **Board**
- 26 Kansas** – drainage issue in front yard. Tabled for further review. **Owner/Board**
- 13 and 15 Baltimore** –
 - tree removals are targeted for 2025. **Mike**
 - garage door replacement – AR was been approved.

Invoice Approvals:

- New Image Roofing for \$4,800 for posts and shingles. Motion made by M. Felty and seconded by R. Deragon
- CPM for \$1,188 for additional trimming/shrub removal Motion made by J. Barcomb and seconded by M. Felty **All motions passed.**
- ACE Electric for breaker repair for \$600.31 Motion made by M. Felty and seconded by G. Eagan.

New meter modules – year lead time. **Ron**
 Re: Upgrading to 200-amp service. Researching available grants.
 Homeowners responsibility to pay for upgrade will be determined.
 The city needs to support this upgrade first.
 Currently, we have two (2) 100-amp meter modules panels on hand

COMMITTEE REPORTS: **ACTION**

CC/IT Committee: No updates on the texting issue with Buildium **Tom**

Landscape Committee: Margret gave an update. Mums will be placed in the beds shortly.

Building Committee:

Two paint quotes received, one for \$22,194 and one for \$12,207.50 on 21 units. Motion made by M. Felty and seconded by J. Erickson to accept \$12,207.50 quote from CNC Precision Painting. All in favor.

Motion passed

NEW BUSINESS

ACTION

Contract Guideline policy - minor revisions were needed. Motion by J. Erickson and seconded by M. Felty. All in favor.

Motion passed

New Image Roofing Contract – for approval. Motion by J. Erickson and seconded by M. Felty. All in favor.

Motion passed.

Owner’s handbook – reminder that handbook has been shared with Board and awaiting comments and updates. Hopefully, can be approved at October meeting. **Any comments from homeowners are welcome.**

Board

Tennis Courts/Playgrounds – looking at providing finances for upkeep/updates to be included in 2025-26 budget. **Board**

Letter from Air Force - regarding an invite to the **Open House on September 18, 2024**, at 6pm at the Westside Ballroom to discuss the Air Force Restoration Program. All Lake Country Village homeowners are welcome. **Please see “sign up” information on the lcvillage.org home page.**

Reimbursement Request: 33 Maine mold remediation. Owner will be contacted. **Board**

Meeting adjourned at 8:08pm

NOTE:

Donald Kasprzak (Mayoral candidate for the City of Plattsburgh) will be attending October’s meeting to present his platform and answer questions from homeowners.

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

Next meeting on October 14th at 6:00pm

Executive Session

Respectfully submitted,

Judy Barcomb
Secretary, LCV HOA



Balance Sheet

As of 8/31/2024, Accrual Basis

United States
United States
United States
United States

Lake Country Village HOA

Assets

Current Asset

1007.00 Glens Falls Checking	38,138.87
1007.00 Glens Falls Checking - Pending EFTs	1,470.00
1008.00 Glens Falls Savings Account	71,004.02
1009.00 Meadows Bank MM Checking	129,400.62
1010.00 Seacomm Federal Credit Union - Share Acct.	10,432.08
1010.05 Seacomm Federal Credit Union-Share Draft	100.00
1010.10 Seacomm Federal Credit Union-MM Fund	3,151.31
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	85,682.44
1501.00 Allowance for Doubtful Accounts	(51,355.98)
1653.00 Prepaid Income Tax	2,993.00

Total Current Asset **\$608,114.93**

Total Assets

\$608,114.93

Liabilities

Current Liability

2000.00 Accounts Payable	11,280.00
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Total Current Liability **\$11,280.00**

Long Term Liability

2300.00 Meadows Bank Fence Loan	793,966.07
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 **\$686,674.71**

Total Liabilities

\$697,954.71

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	168,398.24
Net Income	29,373.07

Total Equity **(\$89,839.78)**

Total Liabilities & Equity

\$608,114.93

LCV

Property Managers Report August 2024

August 2024: August has been eventful month, we have had several micro burst storms with high winds and rain. Cleanup after these events was quickly preformed by CPM and caused minimal disruption in the village. Luckily we lost only one tree behind the units on Baltimore way with no damage to any units. CPM completed the final round of trimming for 2024. They have also removed several small apple trees that were deemed risk for home owners by CPM. From the Ground Up also removed several serious trees that were highly risky for the village and several units. There were several issues caused by residents interfering with the tree removal crew. I was involved and with full disclosure I did yell at one home owner after his behavior warranted such action. I do regret that it got to that point but it actually was un avoidable and it resulted in de-escalating the situation. The home owner was clearly looking for a confrontation over the tree. He used abusive language toward the crew, Judy, as well as myself. The incident was resolved and the city police were informed of what happened to provide a formal basis in case they were needed if the home owner escalated the situation once again. The crew from From the Ground Up handled the situation very well with a home owner who it appeared wanted the incident to escalate further. Moss on a lower section of roof, on 27 Maryland - 33 Maryland, was removed by myself that was originally requested by a home owner. While doing this area, I have come to conclusion that this process needs to be completed on all roofs with moss. I found at least a dozen shingles that were lifted by the moss making the area a higher risk for leaks. There is enough warm days left to ensure the shingles will seal and I will check them in the fall to confirm this is in fact the case. Lawns & Grounds with CPM have improved in both their condition and look through out the village. CPM did have an incident where a home owner did take a lawn trimmer from one of the workers and the issue was resolved. I have talked with the home owner and hopefully this will not be repeated. The CPM workers handled the situation professionally.

Work Tasks/Work Orders: August 2024 there was a significant uptake in work orders and tasks. Most of the increase was from inputting all the remaining trees

and trimming issues. I still have a few to go and I'm sure there will be a few from the residents as well.

Village Inspection: Paint continues to be a daunting task, several paint companies actually laughed when I asked about painting stating that they are booked till next summer. I have has several respond but most are stating that would be better to start the project in the spring. This will create a problem because after a long winter Im sure there is going to be more areas requiring paint. Trees are also being turning and leaves will once again be a village issue. Generally the units remain in good order.

Closing:

Tasks/Work Orders/Emails: Judy and Tammy this month have been very helpful with the amount of tasks and work orders I had to put in Buildium and patient as well, thank you. I will continue to keep buildium up to date.

Lawn Care: CPM and I had our August meeting last week, we discussed the fall approaching and the issues it brings, with removal and keeping up on them better than our previous lawn care company.

Respectfully Submitted,

Michael J McKinnon

Property Manager LCV