

**LAKE COUNTRY VILLAGE HOA, INC**  
[www.lcvcommunity.com](http://www.lcvcommunity.com)

**HOA MEETING – January 21, 2014 Minutes**

**PRESENT** - The meeting opened at 7:02pm.

Dan Shusda, President      Sue Phillips, Vice President      Joe Roberts, Treasurer

Wayne Cashman, MAL    Maureen Carlo, MAL    Henry Ward, MAL    Gerry Eagan, Secretary

Ten people were present in addition to the board members. D. Shusda was absent.

**Approval of Last Meeting's Minutes** –The November 2013 minutes were reviewed by those attending. A motion to accept the minutes was made by H. Ward and seconded by J. Roberts. – Motion was passed by all.

**PRESIDENT's REPORT** – Dan – no present

**VICE PRESIDENT's REPORT** – Sue- asked Homeowners to secure their residence and to fill out the contact form that was provided to them in the yearly newsletter with the name of a person and phone number(s) that our property manager can contact in an emergency. The contact form should be mailed to LCV HOA at 10 Maine Road, Plattsburgh, NY. The form will be provided to our property manager to keep in their units file. Sue also asked that we be vigilant of our neighbors around them to make sure that they are alright in this cold weather. Please watch out for one another.

**SECRETARY's REPORT** – Gerry – no report

**TREASURER's REPORT** – Joe Roberts reported that the checking account balance at the beginning of November was \$74,061.35 and the end of month balance was \$31,644.73. HOA November expenses were \$100,377.83. The savings account balance at the beginning of November was \$152,187.32 and the end of month balance was \$154,453.31. Joe Roberts also reported that the checking account balance at the beginning of December was \$31,644.73 and the end of month balance was \$47,178.89. HOA December expenses were \$53,684.23. The savings account balance at the beginning of December was \$154,453.31 and the end of month balance was \$158,068.24. G. Eagan made a motion to accept the treasurer's reports and M. Carlo seconded. The motion was passed by all.

**BOOKKEEPER's REPORT** – Anne – has sent the Auditor the information for the 1099's for those persons who worked for the HOA during 2013.

**PROPERTY MANAGER's REPORT** – Adam provided the following report

- 1) Rounds were made November 22<sup>nd</sup>, December 6<sup>th</sup>, December 27<sup>th</sup>, and January 10<sup>th</sup>.
- 2) Work Orders to date total 73 with 10 incomplete.
- 3) Complaints to date were 51, all have been addressed. 36 complaints were related to the clean-up from the ice storm.
- 4) 81 Violation Notices were delivered, 59 have been corrected.
- 5) Received a letter from Hart's Lawn Care wishing to renew their Lawn Care Contract for the 2014 Year. Hart's wishes to renew at the same price as 2013. His letter was forwarded to the HOA board.
- 6) On January 4<sup>th</sup> we had water pipes freeze and break in 4 different homes. All 4 freeze-ups were the main water line located within the chase areas of each home. Adam stated that the homeowners had blocked warm air flow to the chase areas with insulation or some other means. Adam recommends that all homeowners check this area (kitchen and/or front hallway) of their unit to ensure that there is proper warm air flow to that chase area to prevent freezing of the main water line. If anyone has questions on this they should contact Adam about where their main water line runs in their unit.
- 7) All Welcome packets were delivered to our new homeowners.

**COMMITTEE REPORTS –**

- 1) **LANDSCAPE** – no report Gerry to provide a copy of the landscaping contract to Don Miller for the landscaping committee to review.
- 2) **BUILDING** – **No report. Only a few members on the committee. Who would like to volunteer and help the community on this committee? Please contact one of the board members.**
- 3) **SOCIAL** – no report. Those interested in volunteering should contact Sharon on 314-7149 and let her know if you would like to help.

**LEGAL REPORT** – Gary stated that he had nothing new to report.

**OLD BUSINESS –**

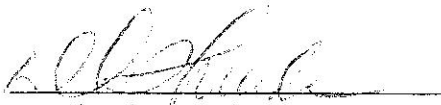
**NEW BUSINESS –**

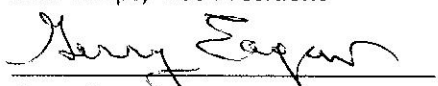
- 1) Adam reported that Hart's has given us a letter stating that he is interested in providing the landscaping for LCV for 2014 at the same price as last year. The board will be reviewing the contract. The landscaping committee is interested in reviewing the contract. Gerry will provide a copy to Don Miller.
- 2) One of the homeowners was interested in the possibility of becoming a board member. Sue explained to her the process to apply for a board member. Several of the board members would be available to help explain the time and responsibilities of being a board member.
- 3) Another homeowner addressed his concerns with some items, hot dog cart (which is now gone), empty units, snow /ice on the roofs, heat settings in unoccupied units, salting of sidewalks, dog droppings, etc. He suggested that the board might consider DNA testing of dog droppings and work at enforcing the city laws. He also suggested some ideas for additional parking in the cul-de-sacs. The board will discuss the items at the next work session.
- 4) Another homeowner asked if there were some other way to enter a person's unit other than breaking down the front door. The homeowner suggested some possibilities for entry and remote water shutoffs. Our lawyer, Gary, suggested that they seek relief from their neighbor's insurance company to reimburse them for the damage to their unit.

**ADJOURNMENT –7:23 pm.**

M. Carlo made the motion to adjourn and G. Eagan seconded. The motion was passed by all.  
Next Meeting → Will be on February 18, 2014 for the regular board meeting at **7:00pm; at the US Oval City Gym conference room.**

Minutes Approved

  
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Dan Shusda, President OR

Sue Phillips, Vice President  
  
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Gerry Eagan, Secretary