

# LAKE COUNTRY VILLAGE HOA, INC

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## REGULAR HOA BOARD MEETING – April 19, 2016 Minutes

**Call to Order** - The meeting opened at 7:00pm.

**PRESENT** - Dan Shusda, President Sue Phillips, Vice President Peter Hayden, Treasurer Bob Turek (was absent) Tom Maglienti, MAL Henry Ward, MAL Gerry Eagan, Secretary

Thirty five people were present in addition to the board members.

**Approval of Last Meeting's Minutes** – Dan asked the board if there were any changes to the minutes and asked for a motion to approve. H. Ward made the motion to approve the minutes and S. Phillips seconded. The motion was passed 5-0.

**PRESIDENT'S REPORT** – Dan thanked the elections committee for setting up this meet the candidates meeting and for providing refreshments.

**VICE PRESIDENT'S REPORT** – no report

**SECRETARY'S REPORT** – no report

**TREASURER'S REPORT** – Peter reported that the beginning balance of the Checking account was \$111,165.64, total receipts were \$68,567.58, and expenses were \$55,152.25 giving us a balance in the checking account of \$124,580.97. The savings account balance at the beginning of the month was \$244,819.35 and the ending balance was \$252,282.49. A motion to accept the treasurer's report was made by G. Eagan and seconded by H. Ward. The motion was passed 5-0.

**BOOKKEEPER'S REPORT** – Anne wanted to thank G. Favro, our attorney, for sending out letters to those homeowners who have been delinquent in paying their fees. Anne stated that YTD we have collected \$1,270 in late fees and we received \$380 in March. This was the most we have collected in awhile.

**PROPERTY MANAGER'S REPORT** – Adam presented the following report.

- 1) Rounds were completed.
- 2) Work orders since May 2015 meeting total 115 with 16 incomplete.
- 3) Complaints since May 2015 meeting were 14, all have been addressed.
- 4) Violations since May 2015 meeting were 85 delivered to homeowners, 75 have been corrected.
- 5) Met with Jeff Burns of Robert Sutherland's office and Tom M. @ 84 Maryland, 62 Maryland and the field behind 102-108 Maryland to discuss possible fixes for the flooding issues. We received a quote for some site work at those locations.
- 6) Obtained a quote from Curtis Lumber for materials for 6 roofs. The quote was \$58,678.67.
- 7) Received a work request from the homeowner of 26 Kansas to replace shrubs and stones in his front landscaped area with new shrubs and mulch. Also requested to pour a cement pad in the front portion of the landscaped area. The Landscape committee was in favor of his request.
- 8) Received a work request from the homeowner of 28 Kansas to install a window on the side of her garage. The Building committee as long as she is held to the same guidelines as the homeowner of 33 Maryland which had the same approved last year.
- 9) Received a work request from the homeowner of 28 Kansas requesting to erect a 10' X 10' aluminum/screened structure in her backyard. The Building Committee was not in favor of her request.
- 10) All Welcome Packets have been delivered.
- 11) T. Maglienti stated that we did receive an alternative bid from Ward Lumber this year for the roofing materials but the quote was around \$300 more than the Curtis Lumber bid.

## COMMITTEE REPORTS -

- 1) **LANDSCAPE** – had no report. Dan asked the board if they would like to approve the work request from the homeowner at 26 Kansas for replace shrubs and adding a small concrete pad. H. Ward made a motion to approve the work requested as agreed to by the Landscape Committee and S. Phillips seconded. T. Maglienti added that the homeowner be reminded that they would be responsible for replacement of the pad if the HOA had to fix a plumbing problem in that area. The motion passed by a vote of 5-0.



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- 2) **BUILDING** – Dan asked for the board to consider the work request from the homeowner at 28 Kansas to put a window in the garage wall with the same specifications as the one at 33 Maryland. The Building committee was in favor of the request. H. Ward made a motion to approve this work request and T. Maglienti seconded. The motion passed by a vote of 5-0. Dan next asked the board to consider the work request from the homeowner at 28 Kansas to erect a screen house structure in her backyard. Bob Hofer provided Dan with the following, the structure would take up a significant portion of the backyard and its appearance would be much different than the rest of the backyards. Discussion between the building committee and the board took place. The building committee agreed that the structure should not be allowed. Other homeowners stated they stated that they have seen other such structures in other backyards. Sue asked the building committee to review and make recommendation as to what if any structures would be allowed in homeowner’s backyards and to bring those recommendations to the board. T. Maglienti made a motion that we table this request until a future meeting. H. Ward seconded the motion. The motion to table this item passed 5-0.
- 3) **COMMUNICATIONS** – Tom gave the report for the committee. He stated that the committee is amending some of the letters that go out to homeowners regarding utilities. The committee has been working on updating the website with requests for changes that they have received. The committee posted notices in the kiosks for homeowners to follow the instructions provided with the voting ballot. The committee is in the process of sorting and updating the website with all the HOA resolutions to date. They have asked Maureen to place a “redirection” on the old website to point to the new website.
- 4) **UTILITIES**- no report.
- 5) **ELECTIONS** – Carol Shuttleworth stated that there have been a lot of ballots coming in and they she has been in contact with Anne Sanford and some homeowners who did not received a ballot. She and the committee are working on this.
- 6) **REVIEW AND COMPLIANCE**- P. Chmura reported that the committee is working on some copies of ethics that he has obtained for consideration in updating the HOA by-laws.

**LEGAL REPORT** – Gary reported that all contracts have been signed to date. He has worked on the roofing contract and has that ready if the board agrees. Collections – 3 Of 5 homeowners have recently paid up after he sent letters. He is working on the old list of delinquent homeowners who have not paid up which includes 109 Maine Road. He also reminded everyone that we cannot touch the ones on the delinquent list that are currently in Foreclosure or Bankruptcy.

## OLD BUSINESS –

- 1) Approval/Disapproval of Transfer of Savings Account to new Bank – T. Maglienti presented the following. He investigated 15 banks to see which ones offered the best interest rates on their CD’s. The best three were Seacomm FCU Dannemora FCU and Glens Falls National Bank. Penalties for long term products at all three were about the same. Tom had presented the board with a spreadsheet showing the comparison last month. He recommended that we will get the best return for our money at Seacomm. He made a motion that we transfer our entire reserve account funds from our current back to Seacomm and take out 60 month CD’s for most of the money and keep the rest in a money market fund. The estimated increase in annual interest income would be around \$4000. He further moved that we do this later this year when we have a new board and when the new accounts could be set up at Seacomm. P. Hayden seconded the motion and the motion passed by a vote of 5-0.

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## NEW BUSINESS -

- 1) Approval/Disapproval of 2016 Roofing Contract for 6 Roofs. G. Favro stated that he had the roofing contract ready and had submitted it to the board for review. T. Maglienti stated that he noticed that two sections regarding purchase of materials were conflicting. Gary said that he would fix this up and before the contract is signed. Chris Thomas Construction had already submitted a bid that he would do the roofing at the same contract price. G. Eagan made a motion to accept the contract with the modifications that Tom referenced and T. Maglienti seconded. The motion passed 5-0.
- 2) Presenting 2016-2017 Proposed Budget – The board presented copies of the proposed budget to the homeowners for their review. It was modified from last month to provide for 6 roofs to be replaced this year and 5 roofs next year. After next year's roofs are replaced all 96 building roofs will have been completed. This is a great accomplishment for the HOA which started replacing the roofs in 2005. The budget proposes that we keep the HOA fee at \$205 per month. This will be 4 years in a row that we have been able to stabilize the budget while completing many different projects. If there is no objection to the budget it will be passed at the annual LCV HOA meeting in May.
- 3) Gary Favro made some recommendations to the board to be considered at a later meeting. He also read some information he received in a letter from Maureen stating that she had supplied the HOA with all her invoices.

## ADJOURNMENT of the Board Meeting –7:52 pm.

G. Eagan made the motion to adjourn and P. Hayden seconded. The motion was passed 5-0.

Next Meeting → Will be on MAY 10,2016 for the HOA ANNUAL board meeting at 7:00pm; US Oval City Gym Conf.


Room.

Minutes Approved,

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Sue Phillips, Vice President



Dan Shusda, President OR



Gerry Eagan, HOA Secretary

After the regular business meeting some of the board candidates addressed the attending homeowners and told them why they wanted to be elected to the board. When this was completed all in attendance were invited to share in the refreshments that the Elections Committee brought in. It was a good meeting.