



**10 MAINE ROAD  
PLATTSBURGH NY 12903  
WWW.LCVILLAGE.ORG**

## **MINUTES**

15 August 2017

**Regular meeting** at 19 Oak Street, Plattsburgh, NY was called to order at 6:01 P. M. by President Patty Jaehn. Directors present: Donald Cosgro, Linda Turner, Peter Hayden, Tom Maglienti, Patty Jaehn, and Donald Miller. Quorum Present: YES. Also, present, Property Manager, Curtis Latremore, Bookkeeper Anne Sandford. 5 members in the audience.

- Motion by Tom Maglienti , second by Linda Turner , to approve the July 18th, 2017 minutes, passed 5-0 (NOTE: August 1<sup>st</sup>, 2017 meeting was cancelled due to lack of quorum)

**Treasurer Report:** Tom Maglienti gave the treasurer's report.

**Property Managers Report:** see attached. No work requests requiring board action.

**Legal Report:** Tom Murnane was not in attendance

**Building Committee:** No Report

**Landscape Committee:** No Report

**Utilities Committee:** Tom Maglienti gave report (attached)

**Social Committee:** No report

**Election Committee:** No Report

**Communication Committee:** 2<sup>nd</sup> newsletter was sent out to homeowners today.

**Compliance & Review Committee:** No report

### **OLD BUSINESS:**

Linda Turner announced Lynn Gilbert of Seton Catholic School has agreed to host our HOA meetings in the library beginning September 5, 2017 at 6 P. M. at no cost to the HOA.

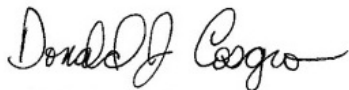
Tom Maglienti presented a record retention policy which was tabled for further consideration.

### **NEW BUSINESS:**

- Motion by Linda Turner, second by Donald Miller to approve an additional \$24.60 for LCV HOA Newsletter expenses was approved 5-0

- Motion by Tom Maglienti, second by Peter Hayden to approve \$200.00 to have Hart's prune HOA trees impacting roofs in two locations was approved 5-0
- Motion to adjourn the regular meeting at 7:22 P. M. was passed by unanimous consent. At 7:25 the board of directors met in executive session for the purpose of discussion a personal matter with an HOA contractor.

Respectfully,



Donald J. Cosgro

Secretary

THE NEXT REGULAR MEETING THE LAKE COUNTRY VILLAGE BOARD OF DIRECTORS WILL BE **TUESDAY, September 5, 2017 AT 6:00 PM – 7:45** AT Seton Catholic School, 206 New York Road, Plattsburgh, NY 12903 (Library)

\* An audio recording of 1 hour 21 minutes and 46 seconds was made of this meeting.

---

## **Abbreviated Treasurer's Report July 31, 2017**

- Treasurer's Report for June was given by Tom Maglienti. This is a summary of the report for the month ending July 31, 2017. We are \$6,717 net under budget for the first month of the fiscal year. (income and expenses).
  - GFNB Checking Balance 7/1/17                      \$100,937.23
  - Deposits and Transfers In                              \$ 67,301.80
  - Expenses and Transfers Out                            \$ 56,310.84
  - GFNB Checking Balance 7/31/17                    \$111,928.19
  
  - SFCU Checking Balance 7/1/17                      \$        0.00
  - Deposits and Transfers In                              \$     100.00
  - Expenses and Transfers Out                            \$        0.00
  - SFCU Checking Balance 7/31/17                    \$     100.00
  
  - Savings Balance 7/1/17                                \$283,627.36
  - Deposits and Transfers In                              \$ 13,870.52
  - Withdrawals and Transfers Out                        \$     100.00
  - Savings Balance 7/31/17                                \$297,397.88
  
  - Total Cash on Hand 7/31/17                            \$409,426.07
  - Total Reserves 7/31/17                                \$350,024.52
  - Total Operating Surplus                                \$ 59,401.55

Members may receive a complete copy of the Treasurer's report by emailing Tom at [tomm@lcvillage.org](mailto:tomm@lcvillage.org).

**Property Manager's Report**  
 Month of August 2017

**Walk Throughs Completed**

**Date**

**Date**

First 7/25-26

Second 8/8-11

**Open Work Requests ("x" if New this Month)**

New	Request #	Date Rec'd	Description	Status
X	4		26 & 90 Maine tree trimming	Hart's
X	5		Facia Repair 26 Maine	To Chris Thomas
X	LCV-010	7/28/2017	Siding,fence, tree trimming or removal	Pricing on trimming tree
X	LCV-011	7/28/2017	Tree issue, replace fence, replace window	OK windows and fence
X	LCV-012	8/4	46 Kansas Front Step	Trying to come up with fix
X	LCV-013	8/4/2017	Tree in front yard is dying	On tree list
X	LCV-014	7/14	Seal driveway and add shutters	oK for drive

**Open Contracts**

Contractor	Description	Status	Invoices Passed	
			Date	Amount
Hart	Landscaping	Ongoing		
Hart	Snow Removal	Dormant until late fall		
AEDA	Engineering	Ongoing		
RMS	Engineering	Ongoing		
Ed Garrow & Sons	Drainage Work	Final touch up being performed		
Thomas	Roofing/Misc.	Two roofs to go		

**Complaints**

Type	# Month	#YTD	# Addrs'd	# Outstdng
landscaping				
snow removal				
animals	1	1	Maryland	1
Other visual	1	1	81 Maine	
Other	2	2	Kansas	

**Violations**

Type	# Month	#YTD	# Addrs'd	# Outstdng
Maint. Req'd				
Animals				
Vehicles				
Visual	1	1	81 Maine	1
Other				

Welcome Packet(s) Delivered to >>

8 Alana
12 Alana
90 Maryland

Units Currently for Sale at:

Units Closed During the month at:

90 Maryland

**Other Issues:**

12 Alana outsided water leak, 18 Baltimore help with dirt removal, 25 Maine water leak, 63 Maine bill, worked on water shut offs for AEDA, Meetings with Hart's on Mowing issues, Playground inspections, Mail Box building project, Water meter read at 27 Maine, Charter cable request for HOA docs from lenders, several calls just looking for infc formation, meeting with Jerry

## **Utility Committee Report August 15, 2017**

The high reading on the meter at 110 Maryland is still being worked on. Andrew Durrin of the DPW has agreed to help to try to investigate this issue even though it is beyond their meter. We thank him and James Waldron of DPW who brought the high reading to our attention for their help in this matter. We recommend a letter of thanks be sent to DPW in this regard.

AEDA has defined 2 alternatives for the elimination of the HOA owned transite water pipe in Alana and Caitlin way. They are working to arrive at estimates of their respective costs and should be ready to make a recommendation shortly. We are planning to request another meeting with the city to resolve any remaining policy issues and to begin logistical planning. AEDA has requested information from them as to who would be the city's contact person going forward. Due to the pending possible elimination of the city's engineering staff it was felt waiting until next week (following the upcoming CC meeting) would be in order. An email from Rachelle Armstrong which outlines some of the details of the timing of this project has been sent to the board and to AEDA. We recommend the PM begin assembling a list of qualified contractors for the upcoming project.

On August 7 I met with Aaron Ovios of RMS Engineering regarding the Maryland drainage project. He has requested the contractor to install an additional catch basin (small inexpensive type which will not add to HOA expense) in the backyard of 62 Maryland at the southwest corner as well as the touch up grading. This should alleviate any water coming to 62 Maryland from HOA property. Contractor will be asked to prepare an estimate for the homeowner to regrade their lot to take advantage of this to carry water being deposited on the lot directly to the new drainage facilities. RMS will be sending a letter to the board with these recommendations.

Tom Maglienti  
UC Board Liaison