



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

MINUTES

3 January 2017

Regular meeting at 19 Oak Street, Plattsburgh, NY was called to order at 6:00 P. M. by Vice President Patty Jaehn. Directors present: Donald Cosgro, Gerry Eagan, Peter Hayden, Tom Maglienti, Robert Turek, and Pattie Jaehn, and Donald Miller. Quorum Present: YES. Also, present, Property Manager, Adam Whitbeck, and bookkeeper Anne Sanford. No members in the audience.

- Motion by Tom Maglienti, second by Peter Hayden, to approve the 6 December 2016 meeting minutes with one correction was passed 6-0.

NOTE: The December 20, 2016 regular meeting did not take place due to lack of quorum.

Treasurer Report: Tom Maglienti reviewed the November report with the board.

Property Managers Report: Adam Whitbeck reported the home at 88 Maine Road in pre-foreclosure, has had electricity & gas service restored, to prevent water lines freezing.

Legal Report: Tom Murnane was not in attendance.

Building Committee: No report.

Landscape Committee: No report

Utilities Committee: Tom Maglienti gave board status report of the Drainage Improvement project on Maryland Road.

Social Committee: No report

Election Committee: Gerry Eagan gave report for Carol Shuttleworth. He stated the election committee will be requesting funding for rubber stamps, and other office supplies, for election purposes.

Property Manager & Bookkeeper Contract Committee: Tom Maglienti gave board a progress report on the work of the committee.

Compliance & Review Committee: Gerry Eagan gave board an update on the by-law changes the committee is proposing.

HOA R.F.P. Bidding Procedure Committee: Has yet to have a meeting. Will report at next HOA meeting.

OLD BUSINESS: A request from homeowner for reimbursement for the cost of stain for his back yard fence was discussed. It was noted by Robert Turek, that the board has asked attorney Tom Murnane to review and advise the board on his interpretation of the LCV HOA prospectus and the obligation to maintain backyard fences. This is still pending attorney review. Patty Jaehn said she will talk to Tom, and pursue.

- Motion by Robert Turek, second by Don Miller, denying the homeowner's request for HOA reimbursement, for staining of backyard fence, due to the HOA resolution regarding fence maintenance that was passed the board in February 2012. Motion passed 4-2, with Gerry Eagan, and Tom Maglienti in the negative.

Adam Whitbeck gave board report regarding concerns of pine needles accumulating in eaves of some LCV homes. He noted the units that need attention. Will have to wait until Spring to remediate.

Discussion regarding the invoice from Hart's for \$2,592.00 to sand/salt driveways for the freezing rain event we had last month. The addition of sales tax on the invoice and questions regarding board authorization to pay amount above the \$2,400.00 quote in Hart's contract was raised. Anne Sandford reported in two prior similar events, the board paid Harts the higher amount. It was noted the board is currently working on HOA quotations policy that will specify the total HOA obligation for work. Future quotes obtained from vendors, will clarify any extra costs including taxes and fees, exactly stating what the final cost to the HOA is.

- Motion by Donald Cosgro, second by Robert Turek to pay Harts \$2,400.00 for the extra sand/salting of homeowners driveways plus sales tax, was approved 6-0

NEW BUSINESS:

Vacant office of the President was discussed. Patty Jaehn advised board she was willing to accept nomination for the office. Tom Maglienti, and Bob Turek, nominated Patty for position. All in favor 5-0 (secretary note: Gerry Eagan was not present as he left to attend another meeting just prior to the vote). The vacant Vice President position will be discussed at the next meeting.

Tom Maglienti passed out copies (4) of the updated annual review to directors.

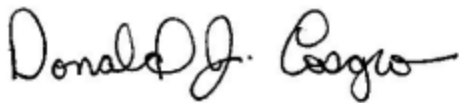
- A motion by Tom Maglienti, second by Donald Cosgro, and Donald Miller to accept and place on file, the June 30, 2016 and 2015 Lake Country Village Homeowners Association, Inc. Financial Review by Alexander Edwards & Company C. P. A. was passed 5-0.

Peter Hayden brought up to the board an idea regarding removal of the 4 kiosks in the village, and purchasing additional post office cluster boxes as a potential money saver. (a defective light was replaced last month, for \$175.00) Tom Maglienti informed directors that he has quotes of \$5-6000 per kiosk to replace all the panels. Don Cosgro said he would like to look into the idea of the HOA purchasing additional cluster boxes such as the ones for the new homes and

apartments on Iowa, Louisiana, and Maine Road, which could be placed under street lamps, and not cost the HOA for electric and maintenance. In regard to posting agendas, and minutes, in kiosks, Don Cosgro noted while everyone in village does not have internet, the vast majority of residents do, and the bulletin board communication system is obsolete, and is not effective in communicating changing information, such as meeting cancellations or time changes. Therefore he suggested the following motion be adopted. Agendas and minutes will continue to be posted on the HOA bulletin boards in the kiosks.

- A motion to designate WWW.LCVILLAGE.ORG as the official source of Lake Country Village Homeowners Association information. Passed 5-0
- Motion to adjourn at 7:25 was passed by unanimous consent.

Respectfully,



Donald J. Cosgro

Secretary

THE NEXT REGULAR MEETING THE LAKE COUNTRY VILLAGE BOARD OF DIRECTORS WILL BE **TUESDAY, JANUARY 17TH, 2017 AT 6:00 PM – 7:45** AT THE PLATTSBURGH PUBLIC LIBRARY 19 OAK STREET, PLATTSBURGH, NY

* A audio recording of 1 hour, 26 minutes, and 47 seconds was made of this meeting.

Water Report

“This is the December 2016 billing for water & sewer usage for the period 3 November to 5 December 32 days. The payment that we will have is \$12,689.84 which is \$2,060.16 under budget. We used 1023,000 gallons of water.”

Property Manager’s Report for December

PROPERTY MANAGEMENT REPORT

LAKE COUNTRY VILLAGE HOA BOARD MEETING

December 20, 2016

- Rounds were completed
- Work orders YTD total 74 with 2 incomplete
- Complaints YTD are 13, all have been addressed
- YTD 100 Violation Notices were delivered, 90 have been corrected
- With approval from the board, I contacted NYSEG & PMLD and had the utilities for 88 Maine Road placed in the HOA’s name. I also met NYSEG at the property to make sure the boiler was working when the gas was turned on.
- I was able to gain access to 6 Iowa St to confirm the heat is on in that unit.

- I responded to a water pipe break at 45 & 47 Maine Road on the morning of 12/18/16.
 - Upon request from a board member, I spoke with the Post Office to inquire on who owns the cluster mailbox units within the kiosks. According to the person at the post office, they own the actual mailbox units.
 - Vendor Work:
 - Harts Lawn Care completed the fall clean-up
 - Harts Lawn Care has responded to several snow falls and one icing event.
 - Ron Garrow & Sons are continuing the drainage project behind the homes on Maryland Road
 - Work Requests:
 - Received a request from the homeowner of 22 Iowa Street to install a new front storm door. I have not heard back from any building committee members as of yet.
 - All Welcome Packets have been delivered
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