



10 MAINE ROAD
PLATTSBURGH NY 12903

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Minutes
April 17, 2018

The regular meeting at 206 New York Road, Plattsburgh, NY was called to order by President Peter Hayden at 6:01PM. Directors present: Peter Hayden, Tom Maglienti, Linda Turner, Chris Chandler, Randy LaMora, Patty Jaehn. Absent: Don Miller. Quorum present: yes. Also present Curtis Latremore, property manager, Anne Sanford, bookkeeper, Tom Murnane, attorney and 29 homeowners.

Peter introduced Mark Hamilton from Plattsburgh Public Housing, a not for profit entity. Mark gave an overview of the housing project being planned in the town of Plattsburgh on Montana. At this time the plan is for 56 rental units, two stories with a 450 foot setback on Montana and new services through NY Road. The breakdown consists of 3 buildings with 16 units, and 1 building with 8 units. The units will have 16- 1 bedroom, 28- 2 bedroom and 12- 3 bedroom apartments. All of the renters will be prescreened by the police department and the makeup of occupants will include 30% domestic violence, 5% visual impaired and 10% physical disabilities. There will be a staffed onsite office and a playground. At this time there are no plans to address any traffic issues. The target date is to break ground by the summer of 2019. Map attached.

Meet the Candidates: All the board members gave a brief history. Randy, Peter, and Linda are retired corrections. Chris is field rep for the teacher's union. Tom was with NYSEG for 35 years and an engineer. Patty has about 30 years in customer service with various industries. There was a general agreement they work well together and are excited about ongoing and future projects. A thank you to Peter for consenting to be President. We took a refreshment break.

Motion by Linda and seconded by Randy to accept the April 3, 2018 minutes. All were in favor.

Treasurer Report: Tom reported monthly expenses were \$59,176.10, savings- \$403,699.84, cash on hand- \$533,205.48 and a surplus of \$84,774.14. Copy of March 31, 2018 treasurer report attached.

Property Manager Report: Curtis had three toilet rebate requests. Two have been approved and one is open. Due to wind damage, a tree needed to be removed from 28 Maryland. He worked with Harts to get the end of driveways cleared after the last storm. Snow removal contract needs to be rewritten for more clarity. Report attached.

The board received a handout from a homeowner and previous board member regarding violations within the community and questioning the board's handling of such matters. The board was reminded prior boards fined such behavior. After some discussion, Peter advised the homeowner we would get

back later with answers.

Legal Report: Tom is working on delinquent accounts and researching ownership of the easement issue. The board will not be going out for bid on the water pipe replacement in the cul de sacs until ownership has been settled.

Building Report: no report

Landscape Report: A thank you to Sue Thompson for consenting to be chairman. There was a meeting April 7th to discuss a tree planting program. Curtis will contact Cornell Cooperative for their suggestions. Report attached.

Elections Report: A thank you to Carol for organizing and providing refreshments for meet the candidate and to all the homeowners who helped.

Communications Report: A meeting was held April 9th. The kiosk survey and mission statement were discussed. Also discussed were future postings and emails regarding damage to common area landscaping and trash can policy concerning numbering and lids. Report attached.

Old Business

Playground: Curtis is waiting for weather to clear to take down the Maryland playground equipment. Also looking for another option to Jelly Bean Rubber Mulch. Jelly Bean delivered is \$4125.00 for five tons. This would do both playgrounds and is the only mulch that is 100% wire free.

Kiosk: Curtis gave the board a handout with prices for a new kiosk. At the May 8th, meeting we will have survey results.

88 Maine water issue: No decision was made regarding the board reimbursing the homeowner at 88 Maine for inside plumbing. The suggestion was to have the homeowner present the bill to the board once work is completed and a decision will be made at that time. Curtis also provided names and phone # of plumbers.

Light replacement contract: Curtis opened the three bids we received at the meeting. The bids were from DM Construction, KAR Construction and Ace Electric. Ace was the highest and KAR was the lowest.

New Business

Insurance renewal: Linda made a motion which was seconded by Randy to renew our insurance policy with Farmers for 2018-2019 with no substantial change. Motion carried 5-0.

Approval of budget: A motion by Chris and seconded by Linda to adopt the budget for the 2018-2019 year. All in favor. The board voted to keep the dues at \$205 at their last budget meeting. We now have separate accounts under capital expenses for our various projects. This allows homeowners an easy guide to future projects.

Tom made a motion and Chris seconded it to go into executive session at 7:47pm.

A motion was made by Randy and seconded by Chris to come out of executive session at 8:07pm.

A motion by Randy and seconded by Linda to authorize Tom Maglienti and Tom Murnane to take action on the accounts discussed in executive session. All voted in favor.

Motion to adjourned. All in favor.

Respectfully,

A handwritten signature in blue ink that reads "Patricia Jaehn". The signature is written in a cursive style. Below the signature, the name "Patricia Jaehn" is printed in a smaller, black, sans-serif font. A horizontal line is drawn across the signature and the printed name.

Patty Jaehn-Secretary

Next meeting will be the annual Meeting of the Members Tuesday, May 8, 2018 at Seton High School, 206 New York Road, Plattsburgh, NY 12903 from 6pm to 7:45pm.

Audio covered only 1 hour 24 minutes

Abbreviated Treasurer's Report March 31, 2018

- This is a summary of the report given by Tom Maglienti.

○ GFNB Checking Begin. Balance	\$ 118,810.74
○ Deposits and Transfers In	\$ 69,771.00
○ Expenses and Transfers Out	<u>\$ 59,176.10</u>
○ GFNB Checking Clos. Balance	\$129,405.64
○ SFCU Checking Beg. Balance	\$ 100.00
○ Deposits and Transfers In	\$ 3,300.00
○ Expenses and Transfers Out	<u>\$ 3,300.00</u>
○ SFCU Checking Clos. Balance	\$ 100.00
○ Savings Begin. Balance	\$392,093.88
○ Deposits and Transfers In	\$ 14,905.96
○ Withdrawals and Transfers Out	<u>\$ 3,300.00</u>
○ Savings Clos. Balance	\$403,699.84

End of Month Totals

○ Total Cash on Hand	\$533,205.48
○ Total Reserves	\$393,188.88
○ Net Budget Variance	\$403,799.84
○ Total Operating Surplus	\$ 84,774.14

Members may receive a complete copy of the Treasurer's report by emailing Tom at tomm@lcvillage.org.

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Month of April 2018

Walk Throughs Completed

Date

Date

First 3/24

Second 4/9,12

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

New	Request	Date Rec'd	Description	Status
			31 Maryland Toilet Program	Approved
			7 Kentucky Toilet Program	Open
			128 Maryland Toilet Program	Approved
			Broken Tree 28 Maryland	Removed

Open Contracts

Invoices Passed

Contractor	Description	Status	Date	Amount
From Ground Up	28 Maryland	Removed Stump left	4/9/18	500

Complaints

Type	# Month	#YTD	# Adrs'd	# Outstdng
snow remov	3	12		
cans	0	1		

Violations

Type	# Month	#YTD	# Adrs'd	# Outstdng
Maint. Req'd				
Animals				
Vehicles	1	5	Maine	
Visual	1	2	Maine	
Other	1	1	Kansas Trl. in yard	

Welcome Packet(s) Delivered to >>

Units Currently for Sale at:

6

Units Closed During the month at:

4

Other Issues:								
Roto-Rooter 56 Maine Drain issue \$399.60								
Freedom Fence quote was for bad fence on Maryland Style 100 full private								
Bids sent for garage Lights 3 bid recieved								
Worked with Hynes Electric for Light fixture option								
Landscape committee meeting with idea's for coming season								
Worked with Harts to pick up road side items								
Worked with Harts during snow ice event								
Working on specs for post & sealcoating bids should be out by next meeting								
Working on trees for removal								
waiting for results of kiosk survey for direction								
Waiting of prices for painting and repairs for fences								
reviewing contract for snow								
Hot water issue at 80 Maine spoke with owner and property manager								

REPORT OF LANDSCAPE COMMITTEE

APRIL 17, 2018

Committee Members: Mary Canales, Don Cosgro, Sue Phillips, Carol Shuttleworth Sue Thompson, Jim Trombley, Don Miller (liaison)

There was a Landscape Committee Meeting on April 7th.

PRESENT:	Curtis Latremore, Property Manager
Carol Shuttleworth	Absent:
Mary Canales	Jim Trombley
Sue Thompson	Sue Phillips
Don Miller, Liaison	Don Cosgro

Committee Chair

Since no other committee member was willing to take the Chairperson position and Sue promised Don Miller that she would take it if no one else was willing, she is now chairperson until someone else feels that they can do it.

Tree Planting Program

Curtis will contact Cornell Cooperative Extension to research whether it is feasible to develop a long-term tree planting program.

Suggestion made to attempt to attempt to combine funds from both budgets in order to purchase at a higher volume for a better price and then be billed in June and July, in order to use funds from both fiscal years.

Don will research who we hired last year for planting services. We purchased trees at a discount, because it was the end of the planting season, from Cook and Gardener.

Curtis requested that we plan to plant behind the quad on the corner of Kansas and Maine, for privacy from the house that was just built on Maine which is

extremely close to their back yards (almost on top of them). A fast-growing hedge might also be an answer.

Curtis will also contact the owner of land behind the first quad on Iowa to request that he remove the remainder of the large tree. A huge tree had fallen during a windstorm, was cut up and moved off the LCV property, but just left there. This is an eyesore.

It was also discussed that we should make it a priority to develop or upgrade the three entrances to the community with plantings, etc. This will help with the property values and the sale of units.

No plan has been made to meet again until we determine when the Cooperative Extension can meet with us to help to develop a long-term plan for our tree planting program.

Communications Committee Report
April 9, 2018

Committee met on April 9th. Topics discussed were:

- Tentative postings/emails regarding:
 - Reminder on trash can policy including numbering and lids. A reference to the rules for this was found in past annual reports and should be referenced in the communications. Tom will revise accordingly
 - Reminder on damage to landscaping on common areas in the light of recently discovered damage to shrubs. Proposed language was approved as is.
- Kiosk Survey
 - Form and content in final draft were approved.
- Mandatory Mailing
 - Number of sheets and how they will be organized was discussed. Committee felt, if possible, the budget should be copied on two sheets. Tom will prepare so that committee can see how it will look and how to arrange for the printing and so that estimates can be obtained.
- Mission Statement
 - Existing and several suggestions for changes were reviewed. Due to time constraints it was felt samples should be sent to the full committee for their individual input. Tom will prepare and send.
 - 4/16/18 UPDATE – the CC is recommending the following to be our mission statement. “Provide a well-maintained community with sound fiscal management and open communications.”