



10 MAINE ROAD
PLATTSBURGH NY 12903

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MINUTES
March 20, 2018

The regular meeting at 206 New York Road, Plattsburgh, NY was called to order at 6:00 pm by President, Peter Hayden. Directors present: Peter Hayden, Tom Maglienti, Don Miller, Linda Turner, Randy LaMora, Chris Chandler, Patty Jaehn. Quorum present: yes. Also present Curtis Latremore, property manager, Anne Sanford, bookkeeper, and 4 homeowners.

Minutes of March 6th meeting were accepted by a vote of 6-0.

Treasurer Report: Tom reported monthly expenses were \$47,505.26, savings balance \$392,093.88, interest \$399.74 and surplus \$78,179.20. (report attached)

6 Iowa: We have received a payment of \$5,342.99 and there is a remaining balance owed of \$9592.58. There will be a budget meeting April 2, 2018 in the Smart Room at the Plattsburgh Public Library.

Property Managers Report: Curtis asked that homeowners be reminded to number their garbage cans. Non-complying homeowners on Maine are still storing garbage cans in front of their garage. Peter to send a letter. Also, a reminder to our younger residents, snow forts are acceptable but not enhancing them with shrub branches. Tom will add note to website and send an email.

Toilet Rebate: Has generated interest in the community. One homeowner replaced three toilets this winter, one remains in the garage. Curtis was asked if that one qualified? After some discussion Tom made a motion, seconded by Don. Motion, if a toilet that qualifies is still on the premises and the homeowner can produce a receipt for the new toilet dated after the start of the program, it will be eligible for a rebate. Motion passed 5-1 with Patty voting no.

Curtis is still working on the water issue at the 36 Kansas building. (report attached)

Legal Report: no report

Building Committee: no report

Landscape Committee: no report

Utilities Committee: Board is waiting for a decision on the ownership of water pipes in LCV. Inviting Tom Murnane to April 17, 2017 meeting for an update.

Elections Committee: Carol is having meet the candidate night April 17, 2017. There will be no election, but this would be a great opportunity to meet your old and new board members.

Communications Committee: The newsletter is ready for printing and should be in the mail by the weekend.

Old Business:

Kiosks: Curtis found two locations where the mailboxes had only a roof over them. One was an Adirondack design and the other more contemporary. Board was not too receptive. Postman informed Curtis the mailboxes at the end of Maryland are the next to be replaced. There isn't enough room for all the boxes in the Kiosk so one will have to go outside. Curtis is checking with the Post Master as to options. One mentioned was moving boxes closer to homeowner units.

Porch Post: Contract should be ready by the April 3, 2018 meeting.

911 Fences: Curtis is waiting for a letter from Mr. Day regarding the fire and rescue regulations.

Landscape Contract: Curtis, Peter and Tom to meet with Paul regarding Schedule B of the contract.

Placards Contract: Discussion to accept contract as written or delete the Extra Work clause which authorizes the contractor when requested by a homeowner to replace or re-install the existing front entrance outdoor light fixtures at a price agreed to on the Change Order. Motion by Chris and seconded by Linda to accept the Extra Work clause and accept the contract as written. Motion passed 5-1 with Patty voting no.

Next discussed which light fixture to purchase, large \$52.25 plus tax or small \$31.35 plus tax. Motion by Linda and seconded by Randy to purchase the large light fixture at \$52.25 plus tax. Vote 5-1 with Chris voting no.

Motion by Linda and seconded by Don to order 325 large light fixtures which includes about 12 extra. Carried 6-0.

Purchase of light bulbs tabled.

New Business:

Treasurer requesting authority to offer two delinquent homeowners a repayment plan if they comply with the repayment terms. Motion by Linda and seconded by Randy. Carried 6-0.

Treasurer requesting authority to waive one late fee and interest charge if homeowners agree to sign up for automatic monthly dues withdrawal. Motion by Tom and seconded by Don. Carried 6-0

Motion by Tom and seconded by Chris to adjourn at 7:44 pm. All in favor.

Respectfully,



Patricia Jaehn

Patricia Jaehn-Secretary

The next regular meeting of the board will be Tuesday, April 3, 2018 at Plattsburgh Public Library Auditorium, 19 Oak Street, Plattsburgh, NY, 12901 from 6pm to 7:45pm.

Audio 1 hour 44 minutes

Abbreviated Treasurer's Report February 28, 2018

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

○ GFNB Checking Begin. Balance	\$ 102,682.18
○ Deposits and Transfers In	\$ 63,633.82
○ Expenses and Transfers Out	<u>\$ 47,505.26</u>
○ GFNB Checking Clos. Balance	\$118,810.74
○ SFCU Checking Beg. Balance	\$ 100.00
○ Deposits and Transfers In	\$ 0.00
○ Expenses and Transfers Out	<u>\$ 0.00</u>
○ SFCU Checking Clos. Balance	\$ 100.00
○ Savings Begin. Balance	\$391,694.14
○ Deposits and Transfers In	\$ 399.74
○ Withdrawals and Transfers Out	<u>\$ 0.00</u>
○ Savings Clos. Balance	\$392,093.88

End of Month Totals

○ Total Cash on Hand	\$511,004.62
○ Total Reserves	\$393,188.88
○ Net Budget Variance	\$ 39,637.00
○ Total Operating Surplus	\$ 78,179.20

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

Other Issues:								
Roto-Rooter 56 Maine Drain issue \$399.60								
Reviewed and checked all invoices recieved								
40 Maryland toilet running over helped owner with quick response to limit damage								
Removed Garbage cans from Maine Rd again need solutions for numbers on cans								
Checked verious toilets for program								
Working with post office regarding Kios repairs and options								
Called 911 office regarding 911 fences								
reviewed harts snow removal during the last 3 weeks of storms								
repsonded to snow removal issues								
working on bid documents for post repairs to be presented at April meeting								
Spke with 40 Kansas(Frank) daughters regarding conditions								
Meter reads at 36 Kansas								
Communications with Harts prior to during and after storms								
Working on budget items								
FYI 6 Units for sale 4 under contract								