



10 MAINE ROAD
PLATTSBURGH NY 12903

WWW.LCVILLAGE.ORG

Minutes

May 22, 2018

The regular meeting at 206 New York Road, Plattsburgh, NY 12903 was called to order by President, Peter Hayden at 6:01pm. Directors present: Peter Hayden, Don Miller, Tom Maglienti, Linda Turner, Chris Chandler and Randy LaMora. Absent: Patty Jaehn. Quorum present: yes. Also present Curtis Latremore, property manager, Anne Sanford, bookkeeper and 5 homeowners.

A motion was made by Randy and seconded by Tom to approve the minutes of the May 8, 2018 meeting. All in favor.

Treasurer Report: Expenses for the month were \$43,193.37. The closing balance on savings accounts was \$417,639.19 and interest earned was \$410.35. Total cash on hand was \$577,507.76 with an operating surplus of \$86,526.89. Report attached.

Property Manager Report: The playground equipment on Maryland is down and will get hauled away this week. Curtis is having the playground signs redone. They will be metal. Iowa and Maryland have been measured for mulch and Curtis requested the board authorize purchase of Jelly Bean mulch. He has a quote for \$775 a bag including delivery. Motion by Tom and seconded by Linda to purchase Jelly Bean mulch for both playgrounds, not to exceed \$7000.00. His next request was for a decision and authorization on what playground equipment to purchase. The board had three choices. Randy made a motion, seconded by Chris, to purchase the middle priced set for \$1398.00 and including installation not to exceed \$2200.00. All voted in favor of both motions. Chris suggested purchasing garbage cans for playgrounds.

Seal Coating bids are out and due date is June 15, 2018.

Porch Post bids are also due June 15, 2018.

Storm damage: 36 homes were affected and to date \$1415.60 has been spent on materials. Curtis asked the board to consider setting up an account at one of the supply centers.

Kiosk: Curtis provided a new design for possible kiosk replacement. He is waiting for dates to do a walk around with post master to spot possible relocations. Post office seems to be in favor of scattered locations. Report attached.

Legal: no report

Building Report:

Work order from 95 Maryland to paint front door red, swatch provided. Motion by Tom and seconded by Randy by to allow homeowner to paint front door red pursuant with our Resolution passed March 3, 2018 allowing color choices on front doors. All voted in favor.

Work order from 101 Maryland to install water diverter on roof due to runoff causing ice build up on sidewalk. Tabled due to board checking out pitch of sidewalks and need to repair prior to next meeting. Work order from 152 Maryland to paint around back door and patio area due to poor paint match on prior repainting. Motion was made by Chris and seconded by Linda to allow homeowner to paint her enclosed area, motion will not be precedent setting. All voted in favor.

Landscape Report:

Work order from 20-26 Kansas to help with backyard privacy issue due to recent construction possibly a higher backyard fence. Tom made a motion seconded by Chris to acknowledge receipt of letter which will be kept on file and considered at appropriate time. All in favor.

Curtis has a quote of \$250.00 from Hart's to cut down the dead tree, middle tree behind the flag pole, take out root ball and cover with black dirt. Tom made the motion, seconded by Linda to authorize \$250 for removal of tree, root ball and black dirt coverage for middle tree behind flag pole. All in favor. Sue reported the committee will do a walk around June 14 to evaluate condition of trees and choose locations for planting new trees. Planting to be done in the fall.

Utilities: no report

Election: no report

Communications: no report

Old Business:

Property Manager Contract: The contract is the same as last year but for a twelve month period. Tom made a motion which Don seconded to approve the property manager contract with no changes for one year, starting July 2018 through June 2019. All in favor.

Garage light fixtures: The fixtures are out of stock and the tentative delivery date is the end of July. In the interim we need to come up with procedures for notifying homeowners and doing a survey for matching porch fixtures and payments.

Sidewalks: Tabled until next meeting.

Mission Statement: Communications considered three statements and their vote was 4-1 to accept 2nd which was, provide a well-maintained community with sound fiscal management and open communications. Randy made a motion, seconded by Linda, to accept the communications recommendation, Provide a well-maintained community with sound fiscal management and open communications. All voted in favor.

Mandatory mailing: To include fiscal budget 2018-2019, insurance certificate, CCPT bus information, schedule and routes, payment coupons and board highlights. Motion by Don and seconded by Randy to approve mailing. All in favor.

Maine water main replacement. The city has gone out for bids which are due June 15, 2018. Tom asked city to extend excavation to remove 2nd curb stop when possible. Completion date listed as November 15, 2018

New Business:

Fences: It was decided to have Curtis contact Freedom Fences and ask a representative to meet with the board to discuss pricing and type of vinyl fence.

81 Maine: Peter composed a letter notifying homeowners we are initiating a fine for noncompliance of garbage cans effective immediately. A letter was sent last summer requesting their compliance but to date no response. A motion was made by Chris and seconded by Linda to set the fine at \$5.00 a day. All

in favor. After further discussion it was decided possible further action may be needed after 30 days.
Bookkeeper Contract: As Anne has been away, a decision was made to table.
ID Badges: Tom made a motion seconded by Randy to purchase lanyards and material for ID badges for the board and Property Manager with a limit of \$50. All in favor.
Yard Sale: Tentative date is July 6, 7 and 8 pursuant to Resloution made June 21, 2016 , pending no conflict with other communities.

Motion to go into executive session was made by Tom and seconded by Randy.

At 7:42 a motion by Tom and seconded by Don to adjourn meeting. 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 small, black, sans-serif font.

Secretary
Patricia Jaehn

The next regular meeting of the board will be June 5, 2018 at Seton High School, 206 New York Road, Plattsburgh, NY 12903 from 6pm to 7:45pm.

Audio 1 hour 47 minutes and 39 seconds.

Abbreviated Treasurer's Report April 30, 2018

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

○ GFNB Checking Begin. Balance	\$ 129,405.64
○ Deposits and Transfers In	\$ 73,556.30
○ Expenses and Transfers Out	<u>\$ 43,193.37</u>
○ GFNB Checking Clos. Balance	\$159,768.57
○ 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	\$403,699.84
○ Deposits and Transfers In	\$ 13,939.35
○ Withdrawals and Transfers Out	<u>\$ 0.00</u>
○ Savings Clos. Balance	\$417,639.19

End of Month Totals

○ Total Cash on Hand	\$577,507.76
○ Total Reserves	\$417,739.19
○ Net Budget Variance	\$ 73,241.68
○ Total Operating Surplus	\$ 86,526.89

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

		Month of	May	2018
Walk Throughs Completed		Date		Date
		First	4/26,27	Second 5/5,11,12
Open Work Requests ("x" if New this Month)				
New	Request	Date Rec'd	Description	Status
X			36 Work order from storm	Work on going
X	4/23/18	4/23	59 Maryland water spigot	declined spoke to owner
X	2/23/18	4/23/2018	62 Maryland windows, lattice work	Approved
X	5/8/18		Paint siding around back door	TO BC
X	5/8		Install water divertors on roof	TO BC
Open Contracts				Invoices Passed
Contractor	Description	Status	Date	Amount
Harts	Landscape	On going		18231.93
Garrow	Maryland Water Issue	Finished drain		858.6
Roto-Rooter	Baltimore Pump Station	Contract		364.5
From Ground Up	Maryland Maple tree			500
From Ground Up	3 Trees from storm	left is dirt replacement		1350
Roto-Rooter	7 Kentucky	Line issue 30ft from kitchen		189
Bobs Instant	17 Maryland	Drain issue		210.6
Complaints				
Type	# Month	#YTD	# Adrs'd	# Outstdng
Doga	2	2	Alana/Maryland	
Violations				
Type	# Month	#YTD	# Adrs'd	# Outstdng
Maint. Req'd				
Animals				
Vehicles	1	6	Maine	0
Visual	1	3	Maine	1
Other	1	1		
Welcome Packet(s) Delivered to >>		4		
Units Currently for Sale at:		3		
Units Closed During the month at:		3		

Other Issues:								
Tree removal front of village behind flag \$250 per harts								
Playground pricing								
Kios update								
sealcoating bid								
Front post & 911 post bids								
Pressure washing of buildings								
Toilet rebate program								
8 water issues biggest 131 maryland water in building on 5/13								