



10 MAINE ROAD  
PLATTSBURGH NY 12903

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## Minutes

### Regular Meeting of the Board May 8, 2018

The regular meeting at 206 New York Road, Plattsburgh, NY 12903 was called to order by President, Peter Hayden at 6:14 pm. Directors present: Peter Hayden, Tom Maglienti, Don Miller, Linda Turner, Chris Chandler, Randy LaMora and Patty Jaehn. Quorum present: yes. Also present, Curtis Latremore, property manager and 2 homeowners.

Election of Officers: Chris made a motion and Linda seconded to table the election of officers until the second meeting in June. All voted in favor.

A motion was made by Randy to approve of the April 17, 2018 minutes and seconded by Linda. All in favor.

Legal report- May 22 meeting

Building report: no report.

Landscape report: Cornell gave Curtis a list of trees compatible to the North Country. Randy suggested we contact CV Tech Forestry Program to assist us in planting trees. Starting with the fall school year, it appears a possibility.

Utilities: Tom received an email from AEDA with the city's revised water main replacement plan for Maine Road, south portion. They are going out for bid.

Elections: no report

Communications: Tom reported they are working on the mandatory mailing to be finished by the end of the month.

### Old Business:

88 Maine: Curtis reported the kitchen hot water has been turned off again due to instructions to the property manager from the estate executor. It was decided a letter would be emailed and

mailed to the executor with a copy to the property manager advising a violation of the Resolution of Establishing, Rules, Policies, and Regulations for the Maintenance of Individual Units and Homeowner's Associations Power to Prevent Damage to Adjacent Units and Common Areas and giving them 72 hours to correct the situation.

Tickler File: Chris reported he and Patty had a meeting at which they came up with three categories contract renewal, meetings and events. They then sent out an email requesting input from the board, Curtis and committees. It was decided to do some type of calendar, possibly Google.

Light fixture contract: KAR has signed the contract. After much discussion a motion was made by Randy to purchase the original lights and offer any homeowner that presently has a motion sensor light the option of replacing it at the expense of the homeowner. Don seconded. Don, Randy and Patty voted yes. Chris, Tom and Linda voted not. Peter broke tie and voted no. Tom made a motion to amend the previous defeated motion to offer the homeowner the option of moving their existing garage motion detector fixture to a new location at our expense as long as there is an existing fixture in that location. Linda seconded the motion. Don, Randy, Linda and Tom voted yes. Chris and Patty voted no. Motion carried 4 to 2. Tom made a motion to purchase the lights from Champlain Valley Electric. Chris seconded the motion. All in favor.

Sealcoat contract: Tabled until next meeting.

Post Replacement contract: Table until next meeting.

Kiosks: The survey has been tallied, 146 homeowners responded. The majority voted to have a structure similar to the current one. The bulletin boards were not described as a plus to the community. Tom will post the survey results on the website. Further action tabled until the next meeting

Playground: Maryland playground tabled until next meeting so board can see mulch.

Sidewalks: Peter, Linda and Curtis to form a committee to decide sidewalk priorities and hire a contractor.

### **New Business:**

Motion by Linda and seconded by Don to pay homeowner \$392.00 for inside repairs due to damage from an ice build-up on his roof. This resends the \$200 limit for repairs mentioned in the January 23 minutes. All voted in favor.

Mandatory mailing: Motion by Tom and seconded by Randy to approve up to \$700 for printing and postage for the mandatory mailing. All agreed.

Roofs: Due to last weekend's storm, LCV experienced roof and fascia damage. Motion was made by Tom and seconded by Linda to hire Wayne H to inspect roofs and facia to identify, document and estimate damage. Curtis has contacted Farmers Insurance of our pending claim.

All voted in favor.

Change late payment date: Tom explained due to our transition to Quickbooks we need one consistent late payment date. Tom made a motion which Randy seconded to change the late date for payment of dues to the 10<sup>th</sup> of the month. Effective June 1, 2018 any payment received after the 10th will be considered late and a fee will be accessed.

Meeting was adjourned at 7:52pm. All agreed.

Respectfully,



Patricia Jaehn

Secretary,  
Patricia Jaehn

The next regular meeting of the board will be Tuesday, May 22, 2018 at Seton High School, 206 New York Road, Plattsburgh, NY 12903 from 6:00pm to 7:45pm.

Audio 1 hour 52 minutes