



10 Maine Rd., Plattsburgh, NY 12903

Minutes

April 16, 2019

The meeting was called to order at 6:09PM.

In attendance were Peter Hayden, Chris Chandler, Tom Maglienti, Don Miller, Linda Turner, Randy LaMora and Patty Jaehn. Quorum: Yes. Present also: Curtis Latremore, property manager and one homeowner.

A motion to accept the minutes from the April 2, 2019 meeting was made by Linda and seconded by Randy. All voted in favor.

Reports:

Treasurer Report: Tom gave the March 31, 2019 report. The ending checking account balance was \$151,069.55 and savings accounts totaled \$545,972.03. Interest earned for the month was \$596.91. Report attached.

Property Manager Report: 31 Maine: Homeowner over pruned the trees and shrubs on his property, common area and 29 Maine's back yard. The pile of brush was not hauled away. After discussion, the board decided to send a letter to the homeowner. Motion by Tom and seconded by Randy to have Chris draft a letter notifying 31 Maine there is no trimming allowed on the common area or on other homeowner's property. All voted in favor. There is also a parking issue regarding the turnaround. Board tabled.

The Porch Post and Electric Meter Module Contracts have been completed. We did 30 meters this year. Sealcoating will begin as soon as weather permits. Curtis has two bids for maintenance at the Baltimore Pump Station. One is from Roto-Rooter and the other Bob's Instant Plumbing for services provided four times a year. Report Attached

Building: 15 Caitlin-Replace three windows-Curtis has authority to okay.

62 Maryland: requesting okay to paint front door, screen front porch, power wash unit and a planter train in front yard. Motion by Peter and seconded by Chris to okay painting front door and power wash the unit. The homeowner to be advised any damage to siding is their responsibilities. All voted in favor. Board decided more information was needed regarding the screened porch and train.

Landscape: Carol mentioned 27 Iowa is waiting for okay on removing bushes and replanting. Curtis to check with homeowner. Board requested Curtis to call Hart's to urge them to start spring cleanup.

Utilities: No Report

Election: No Report

Communications: Committee is working on the April Newsletter. Tom made a motion to spend, but not exceed, \$500 for printing and mailing the newsletter. Seconded by Randy. All voted in favor.

Old Business:

Update on abandon car on Alana: Curtis to get vin number to find owner as there are no plates.

Board Meeting Venue and date: Tabled until May 14, 2019 meeting.

Kiosks-27 Maryland: Tabled until May 14, 2019 meeting.

Handyman: Curtis found a person capable of all tasks a handyman would provide. Curtis would hire as property manager not HOA but needs authorization to pay up to \$28-29 an hour. Tom made a motion to authorize Curtis to hire a handyman to do repairs at an hourly rate not to exceed \$30 an hour.

Handyman time and materials to be billed separately. Peter seconded the motion. All voted in favor.

Landscape/ Snow Removal: Peter signed the contract.

New Business:

Invoice payment: Tom made a motion to pay KAR Electric the full amount of his contract and not hold the 10% his contract requires. Chris seconded the motion. All voted in favor.

Approval of the 2019-2020 Budget: Chris made a motion to accept the 2019-2020 Budget and Randy seconded. All voted in favor. Thank you to Tom for all his work.

Next COTW Meeting: Decision was made to meet April 30, 2019 at 6PM in the Plattsburgh Public Library Smart Room.

Upcoming Board Vacancy: Tabled.

Amended Motion: Tom made a motion to amend the November 13, 2018 Motion authorizing Curtis to approve emergency repairs and to strike the wording for emergency situations, that adequate money in budget is necessary to be approved. Peter seconded. All voted in favor.

Meet the Candidates: No homeowners attended. Thank you to Carol for providing refreshments.

Adjournment: Meeting adjourned at 7:45PM.

Respectfully Submitted by:



Patricia Jaehn

Secretary

The next meeting of the board will be May 14, 2019 from 6-7:45PM at the Plattsburgh Public Library Auditorium, 19 Oak Street, Plattsburgh, NY 12901.

Abbreviated Treasurer's Report March 31, 2019

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

○ GFNB Checking Begin. Balance	\$ 136,768.09
○ Deposits and Transfers In	\$ 69,457.53
○ Expenses and Transfers Out	<u>\$ 55,156.07</u>
○ GFNB Checking Clos. Balance	\$151,069.55
○ 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	\$534,101.08
○ Deposits and Transfers In	\$ 11,274.00
○ Interest Earned	\$ 592.91
○ Withdrawals and Transfers Out	<u>\$ 0.00</u>
○ Savings Clos. Balance	\$545,972.03

End of Month Totals

○ Total Cash on Hand (excl. HO credit bal.)	\$678,830.12
○ Total Reserves	\$546,072.03
○ Net Budget Variance	\$ 39,410.36
○ Total Operating Surplus	\$ 93,347.73

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

Motion to Authorize Emergency Expenses
Date: November 13, 2018
Amended April 16, 2019

Whereas a procedure to authorize, verify and pay for expenses incurred by Lake Country Village HOA was approved on October 16, 2018 (the Billing Procedure) and,

Whereas Paragraph II.5 a. of said Billing Procedure provides an option for the board to pass a resolution authorizing in advance, certain expenditures,

Now therefore the Board hereby authorizes the Property Manager to arrange for any Emergency Expense as defined in said Billing Procedure in any amount up to \$1000 for any single event or at a single location during fiscal year 2018-19. Such authorization shall be limited to the following categories or accounts:

1. Utility Maintenance accounts 515 thru 519
2. Unit Maintenance accounts 530 and,

It shall be the duty of the Property Manager to:

1. ascertain that sufficient funds remain in the account by consulting the most recent Treasurer's Report before arranging for said expense.
2. report said expenses in writing to the Bookkeeper and the board at the next regular meeting
3. obtain required authorization per the Billing Procedure for said expenses that exceed \$1000

Motion by: Tom Maglienti

Seconded: Peter Hayden

Passed Unanimously – April 16, 2019

Other Issues:							
Conflict with neighbor cutting other neighbors shrubs and tree limbs down							
Toilet Rebate program inspected 4 homes							
Report of burning in village							
inspection of front post project							
Many calls and emails on wind damage over the past month							
contract negotiation with Harts							
helping owners locate contractors for interior plumbing & electric work							
Kios phone and emails							
Maine road sewer line report from Garrows							