



10 Maine Rd., Plattsburgh, NY 12903

## Minutes

June 24, 2019,

The meeting was called to order by President, Peter Hayden at 6:00PM.

Roll Call: The following directors were present: Peter Hayden, Chris Chandler, Tom Maglienti, Don Miller, Randy LaMora and Patty Jaehn Quorum: yes. Absent: Linda Turner. Present also: Curtis Latremore, property manager, Anne Sanford, bookkeeper and one homeowner.

Randy made a motion, Tom seconded, to accept the June 10, 2019 minutes. All voted in favor.

### Reports:

Treasurer Report: Tom gave the May 31, 2019 Report. Expenses for the month were \$73086.48 and interest on savings was \$634.94. We ended the month with a surplus of \$76,087.91. Report attached.

Property Manager: 58 Maryland: side windows, waiting for contractor's diagram.

62 Maryland: waiting details on how screen porch will be attached to building.

133 Maryland: Board declined approval on 2 windows replacing 3, suggested homeowner come to a meeting. During our discussion Curtis mentioned there are windows with boards on them due to air conditioners. Peter asked Curtis for a list. We need to notify homeowners they are not in compliance.

97 Maine: Gutter down spots need to change draining direction. Curtis believes there is too much dirt buildup affecting drainage. He will get Hart's opinion for possible solution, also 51 and 53 Maine.

83 Maine: Homeowner inquired as to why trees have not been trimmed recently. Tom mentioned our policy has always been we only trim fruit and ornamental trees. Board will check if need trimming.

New sod on Maine: Curtis to take pictures so we can send the city a letter regarding installation and care of the new sod. We will be expected to mow in future.

Slab Jacking: Curtis is compiling a list of locations for 2019. List attached.

Painting: A list is being compiled and Curtis is to get quotes for touch-up and complete buildings. List attached.

Handyman completed work list attached.

Building: No Report

Landscape: No Report

Utilities: No Report

Elections: Tom found a possible easy online voting process used by other HOAS. He will discuss with Carol in the fall when she returns.

Communications: Not all homeowners received the mandatory mailing. Tom will send an email advising homeowners. If requested, we will re-mail.

Old Business:

35 Maryland: Don Recore suggested we pursue a claim against homeowner's car insurance company for garage damage.

Playground garbage cans: Tom made the motion to purchase 2 garbage cans, one for each playground.

Peter seconded the motion. All voted in favor. Peter will order through Amazon.

Tree Removal status: Ben is scheduled to be in village the third week of July.

5 Maryland: Curtis has received no response from homeowner or Thomas.

GFNB: Linda and Peter need to be trained on new software.

Response to City's letter on kiosks and general progress: Peter and Tom to meet and decide where kiosks are to be relocated and compose a reply to the city.

Update on informing homeowners of rules on yard waste: Peter to compose a letter to be sent to homeowners.

Hart Change Order: Has been signed by Harts.

Property Manager Contract: Curtis signed his contract and is requesting the board consider a two-year contract for 2020-2021.

New Business:

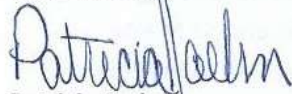
Next Meeting Date: A decision was made to have meetings on July 15 and 29.

8 Maine Sewer Quotes: Roto Rooter: \$2295, Garrow: \$3291. Curtis to call Garrow to get clarification on his quote.

This is Chris's last meeting and we will miss him and all the knowledge he has brought to the board. Best Wishes and Good Luck!

Adjournment: Don made a motion to adjourned at 7:35Pm.

Respectfully,



Patricia Jaehn

Secretary

The next meeting of the board will be Monday, July 15, 2019 at North Country Alliance Church, Northern and NY Road, Plattsburgh, NY 12903 from 6-8PM.

## Abbreviated Treasurer's Report May 31, 2019

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

○ GFNB Checking Begin. Balance	\$ 135,679.25
○ Deposits and Transfers In	\$ 68,207.20
○ Expenses and Transfers Out	<u>\$ 73,086.48</u>
○ GFNB Checking Clos. Balance	\$130,799.97
○ 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	\$557,891.50
○ Deposits and Transfers In	\$ 11,274.00
○ Interest Earned	\$ 638.94
○ Withdrawals and Transfers Out	<u>\$ 0.00</u>
○ Savings Clos. Balance	\$569,804.44

### End of Month Totals

○ Total Cash on Hand (excl. HO credit bal.)	\$680,743.95
○ Total Reserves	\$569,904.44
○ Net Budget Variance	\$ 34,751.60
○ Total Operating Surplus	\$ 76,087.91

Members may receive a complete copy of the Treasurer's report by emailing Tom at [tomm@lcvillage.org](mailto:tomm@lcvillage.org).

## Slab Jacking Locations

22 Kansas

24 Kansas

37 Iowa

94 Maine

92 Maine

79 Maine

72 Maine

53 Maine

55 Maine

105 Maryland

72 Maryland

64 Maryland

10 Maryland

16 Maryland

22 Maryland

50 Maryland

44 Maryland

65 Maryland

69 Maryland

5 Mass

14 Mass

8 Mass

Painting Spots

37 Iowa

20 Iowa

22 Iowa

18 Iowa

2-8 Baltimore

74 Maine

113-119 Maryland

129-135 Maryland

25,000,000



	Address	Issue	Complete Dat
	117 Maine	Fascia & Soffit Rear of Home	5/6/19
rotten	9 Alana	Fascia Side of Home	5/6/19
	18 Alana	Fascia Back of Home	5/6/19
ms on 42 loose fascia at and back Tree in way damage	42 Maryland	Fascia Top rear	5/9/19
	8 Alana	Fascia	5/9/19 <sup>5/19/19</sup> couldn't complete it
rem on 68 sing fascia had loose a	129 Maryland	Flashing or Fascia	5/21/19
loose fascia fence	68 Maryland	Siding pulled away	5/9/19
loose siding	32 Maryland	Soffit & loose fascia	5/21/19
hitch for gate is broken	88 <del>86</del> Maine	Soffit back of house	5/24/19
	83 Maine	Siding	5/9/19
	131 Maryland	Soffit Front & Back	5/21/19
all area loose	106 Maryland	Soffit back of House	No problems was fixed previously. 5/21/19
at lose soffit	9 Caitlin	Siding & fascia	5/9/19
	7 Kentucky	Fascia <u>soffit</u>	5/9/19
	8 Maine	Fascia & wood rot back	5/29/19
	15 Catlin	Soffit on back of House	5/21/19
	98 Maryland	Leak	5/13/19
	10 & 12 Maryland	Leak	5/13/19
	40 Maryland	loose fascia lower rot	5/21/19
	96 Maryland	Fascia rear of home	5/13/19
	98 Maryland	Leak	5/16/19
can't see anything obvious	15 Kansas	Leak between House and Garage	5/30/19
	148 Maryland	Siding off front of house	5/30/19
to siding down.	90 Maine	Siding off shed	5/30/19
	96 Maine	Loose siding.	5/30/19
	Iowa & Maryland	posts for play ground signs	5/30/19
	Iowa & Maryland	put up signs	6/3/19
	139, 141, 143 Maryland	repair fences	6/3/19
	100 Maryland	dormer	6/4/19