



10 MAINE ROAD
PLATTSBURGH NY 12903

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Minutes

March 5, 2019

The meeting was called to order by President, Peter Hayden at 6:01PM.

The following members were present: Peter Hayden, Chris Chandler, Tom Maglienti, Don Miller, Linda Turner and Randy LaMora. Quorum: yes. Absent: Patty Jaehn. Present also: Curtis Latremore, property manager, Anne Sanford, bookkeeper and 2 homeowners.

Motion by Randy, seconded by Don to accept the February 5, 2019 minutes. All in favor.

Reports:

Treasurer: Tom gave the report from January 31, 2019 because the February 19 meeting was canceled. Closing Checking account balance was \$140,052.68 and the savings accounts balances were \$522,223.03. Report is attached.

Property Manager: Curtis reported he had three bills from Roto Rooter for sewer backups. After discussion, the board decided they were responsible for payment. Tom made a motion to authorize expense for sewer backup on common areas which were as follows, 29 Maine was \$448.20, 37 Maine was \$453.60 and 61 Maryland was \$237.60. Chris seconded the motion. All voted in favor.

Sidewalk issues due to ice: Farmers Insurance was contacted and per their reply, it is felt our current contract adequately addresses our liability responsibilities.

Car with no plates near 18 Alana: Curtis will contact the city police for their assistance.

Curtis will provide the board with a written report once a month per Linda's request. Report attached.

Building: No Report

Landscape: No Report

Utilities: No Report

Elections: Carol reported she has received two applications. There are three board seats open.

Communications: No Report

Old Business

Nuisance Tree Policy: tabled

Landscaping Contract: Committee of the Whole will handle.

Roofing imbursement: The board decided to have Tom Murnane send a letter to Thomas Construction requesting he reimburse the HOA for repair work done by another contractor on 117 Maine and 123 Maryland.

New Business

Invoices: Tom made a motion to pay Alexander Edwards \$1160.79 for the final account review. Randy seconded the motion. All in favor. Tom suggested we may want to obtain estimates from another accounting firm as this expense has increased nearly 50% in the last two years.

Baltimore Pump Station: It was agreed Curtis would get new bids from Roto Rooter and Bob's Plumbing for servicing three times a year, April, August and October.

Fencing: Curtis will contact Todd from Freedom Fencing and invite him to an April meeting.

Handyman: Randy suggested we hire a handyman to do such odd jobs as light sanding, clean roofs of pine needles, minor fencing repairs and painting and minor landscaping. Curtis to check his contract to see what is covered.

Resolution: Tom made a resolution, seconded by Chris to Invite Tom Murnane to the March 19 meeting, executive session, to update board on status of delinquent accounts. Also request Tom to approach city regarding the issue of ownership of infrastructure in parc deeds.

Curtis to call city to haul away refrigerator on Maryland.

Tom sent a reminder to post office regarding their decision on kiosk building changes. A Letter to the City of Plattsburgh on this issue has also been sent.

Meeting adjourned at 7:20PM.

Respectfully submitted by:



Patricia Jaehn

Secretary

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

Abbreviated Treasurer's Report January 31, 2019

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

○ GFNB Checking Begin. Balance	\$ 124,718.70
○ Deposits and Transfers In	\$ 65,287.97
○ Expenses and Transfers Out	<u>\$ 59,953.99</u>
○ GFNB Checking Clos. Balance	\$140,052.68
○ 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	\$510,341.54
○ Deposits and Transfers In	\$ 11,274.00
○ Interest Earned	\$ 607.49
○ Withdrawals and Transfers Out	<u>\$ 0.00</u>
○ Savings Clos. Balance	\$522,223.03

End of Month Totals

○ Total Cash on Hand (excl. HO credit bal.)	\$644,453.42
○ Total Reserves	\$522,323.03
○ Net Budget Variance	\$ 45,378.50
○ Total Operating Surplus	\$ 76,751.89

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

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Month of Feb 2019

Walk Throughs Completed

Date

Date

First

Second

Open Work Requests ("x" if New this Month)

New	Request	Date Rec'd	Description	Status
X		2/12/2019	Paint front door	17 Kansas approved

Open Contracts

Invoices Passed

Contractor	Description	Status	Date	Amount
Harts	Snow	On going		18514.29
Harts	Extra Driveway	Complete		2400

Complaints

Type	# Month	#YTD	# Addr's'd	# Outstdng
Vehicles	2	2	57 Mar & Mass	

Violations

Type	# Month	#YTD	# Addr's'd	# Outstdng
Maint. Req'd				
Animals				
Vehicles				
Visual				
Other				

Welcome Packet(s) Delivered to >>

2

Units Currently for Sale at:

3

Units Closed During the month at:

2

Other Issues:								
Sewer Back up 61 Maryland repaired no bill yet								
Sewer Back up 37 Maine rd. frozen line needed to jet fixed								
Tenant at 5 Alana slipped and fell on ice 2/17								
Slip and fall 104 Maryland damaged lap top								
Neg with Harts Landscape contract								
Snow storm cordination with Harts								
Roof damage report								
Various locations with water on sidewalks								
variiious locations with water in driveways								
Visti with postmaster								