



10 Maine Rd., Plattsburgh, NY 12903

Minutes

Annual Meeting of the Members

May 14, 2019

Annual Meeting of the Members at Plattsburgh Public Library Auditorium, 19 Oak Street, Plattsburgh, NY 12901 was called to order at 6:00 PM. Directors present were Peter Hayden, Chris Chandler, Tom Maglienti, Don Miller, Linda Turner, Randy LaMora and Patty Jaehn.

Tom presented the HOA budget for 2019-2020 which was passed by the board at the April 16, 2019 board meeting. The HOA dues will remain at \$205 for another year. He noted the budget runs from July to July and \$38.62 from homeowner's dues goes toward reserves. Tom also gave the April 30 Treasurer Report. Both reports attached.

Each board member introduced themselves and shared length of time they have resided in the village and serviced on the board. Patty highlighted the larger projects the board accomplished last year. She was especially happy a handyman had been hired. Peter shared some of the goals for this coming year such as fencing, sidewalks and updating the appearance of our building. He also mentioned hiring an arborist to check our trees.

Comments: Barbara Hayden inquired if and what planning has been done regarding fencing.

Meeting was adjourned at 7:30PM.

Respectfully,

A handwritten signature in blue ink that reads "Patricia Jaehn". Below the signature is a horizontal line, and the name "Patricia Jaehn" is printed in a small font underneath the line.

Secretary, Patricia Jaehn



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Minutes

May 14, 2019

The regular meeting was called to order at 6:30PM.

In attendance were Peter Hayden, Chris Chandler, Tom Maglienti, Don Miller, Linda Turner, Randy LaMora and Patty Jaehn. Quorum: Yes. Also Present: Curtis Latremore, property manager, Anne Sanford, bookkeeper and five homeowners.

A motion was made by Linda and seconded by Chris to accept the minutes from the April 16, 2019 meeting. All voted in favor.

Property Manager Report: Curtis reported he and the handyman were working on the leak at 98 Maryland. They discovered an abundance of nails but could not isolate the leak. The decision was made to pull the siding away from around the window. Board gave Curtis the okay to proceed with whatever is necessary.

Roof repairs at 10 and 12 Maryland appear to be fixed.

Building Request 38 Kansas: Requesting to add a 12 X 12 rollout awning above the back, sliding glass door. Motion by Randy and seconded by Linda to allow a 12 x 12 rollout awning above the back, sliding glass door at 38 Kansas, under the condition there is no damage to building. All voted in favor.

Landscape Request 29 Maine: Homeowner is requesting to remove four shrubs near their unit. Motion by Peter and seconded by Don to allow homeowner to remove four shrubs next to 29 Maine. All voted in favor. Report attached.

Old Business:

Meeting Venue: The Tuesday, May 28, 2019 meeting will be at the Plattsburgh Public Library Auditorium, 19 Oak Street, Plattsburgh, NY 12901 from 6-7:45PM.

Motion by Tom and seconded by Randy to change meeting date and location to Mondays starting June 10 and meetings to be held at the North Country Alliance Church located at New York Road and Northern Avenue, Plattsburgh, NY 12903 from 6-7:45PM. All voted in favor.

Turn Around Parking: 29Maine-Tabled to May 28, 2019.

Kiosks: We are moving the kiosk from entrance on NY Road and Maine to near 27 Maryland. The kiosks, Iowa and Maryland, will be ordered immediately. Motion by Peter to rescind the October 16, 2018 motion and order two kiosks, Iowa and the new 27 Maryland location. Randy seconded and all voted in favor.

New Business:

Trees: The board decided to form a committee Peter, Linda and Patty, to identify any dead or very diseased trees to be removed as soon as possible. We will still hire the arborist to report on the condition of the remaining trees.

Grass Reseeding: The board decided we need insecticide due to the ants, dirt, fertilizer and reseeding. Curtis to check for companies qualified to provide services.

Toilet Rebate Program: Tom made a motion, Chris seconded, to renew the Toilet Rebate Program for another year. All voted in favor.

Invoices: Due to payment policy, we need to officially pay Garrowsl for \$1841.02. Tom made a motion to approve payment of \$1841.02 to Garrow and Sons for work done at 56 Maine on March 5, 2019. Chris seconded. All voted in favor.

Motion by Tom and seconded by Chris to pay from the Ground Up \$600.00 to remove the tree that blew down near 91 Maine. All Voted in favor.

Motion by Tom to authorize an additional \$1300.50 to pay AES Northeast for the reserves study. Chris seconded and all voted in favor. The total bill was for \$2300.50, \$1000.00 had been authorized at the October 2, 2018 meeting.

Board Vacancy: Chris will be leaving around July 1st. Tom included piece in newsletter and there is information on the website for anyone interested.

Garage Sale Date: 1st weekend after 4th of July. Resolution on file.

Dog Control: Tabled.

Insurance Coverage 2019-2020: Tom made a motion to reduce our umbrella coverage to five million dollars and renew the HOA policy with Farmers for another year. Second by Don. All in favor.

Adjournment: Tom made a motion, Chris seconded, to adjourn regular meeting to go into executive session at 7:35PM.

The next meeting will be May 28, 2019 at the Plattsburgh Public Library Auditorium, 19 Oak Street, Plattsburgh, NY 12901 from 6-7:45PM.

Respectfully,



Patricia Jaehn

Secretary

Approved 2019-20 LCV HOA Budget

Budget Summary

\$807,892 Total Projected Revenues

(\$53,527) Net Transfer From Reserve

\$754,365 Total Est. Funds Available

\$103,500 Total Capital Expenses

\$650,865 Total O&M Expenses

\$754,365 Total Expenses

\$0 Projected Surplus (**Deficit**)

2019-20 HOA Member Monthly Assessment

Summary of Assessments

Water & Sewer Service (Units)	\$39.62
Insurance (Structure and Liability)	\$19.94
Other Operating & Maintenance	\$106.82
Capital Project Reserve	\$38.62

Total **\$205.00**

Abbreviated Treasurer's Report April 30, 2019

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

○ GFNB Checking Begin. Balance	\$ 151,069.55
○ Deposits and Transfers In	\$ 67,722.51
○ Expenses and Transfers Out	<u>\$ 83,112.81</u>
○ GFNB Checking Clos. Balance	\$135,679.25
○ 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	\$545,972.03
○ Deposits and Transfers In	\$ 11,274.00
○ Interest Earned	\$ 645.47
○ Withdrawals and Transfers Out	<u>\$ 0.00</u>
○ Savings Clos. Balance	\$557,891.50

End of Month Totals

○ Total Cash on Hand (excl. HO credit bal.)	\$674,734.29
○ Total Reserves	\$557,991.50
○ Net Budget Variance	\$ 20,364.16
○ Total Operating Surplus	\$ 96,378.63

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

Property Manager's Report

Period from

April

 to

May

Walk Throughs Completed

Dates

Dates

First	23,24
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Second	may 9
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Open Homeowner Work Requests ("x" if New this Month)

New	Request #	Date Rec'd	Address	Description	Status
X		19-Apr	38 Kansas	Install Rollout Awning in Back	
X		26-Apr	29 Maine	Remove Shrubs from Sidewalk	

Maintenance Issues

New	LCV w/o#	Date Rec'd	Address	Description	Status
X		10-May	98 Maryland	Leaking Roof	PM working issue
X		10-May	10-12 Maryland	Leaking Roof	PM working issue
X		12-May	58 Maryland	Facia Blown off	PM
X		9-May	63 Maine	Leaking faucet	Fixed Bob's Instant
X			95 Maine	Pine Tree Down	Removed From Ground Up

Open Contracts

Invoices Passed

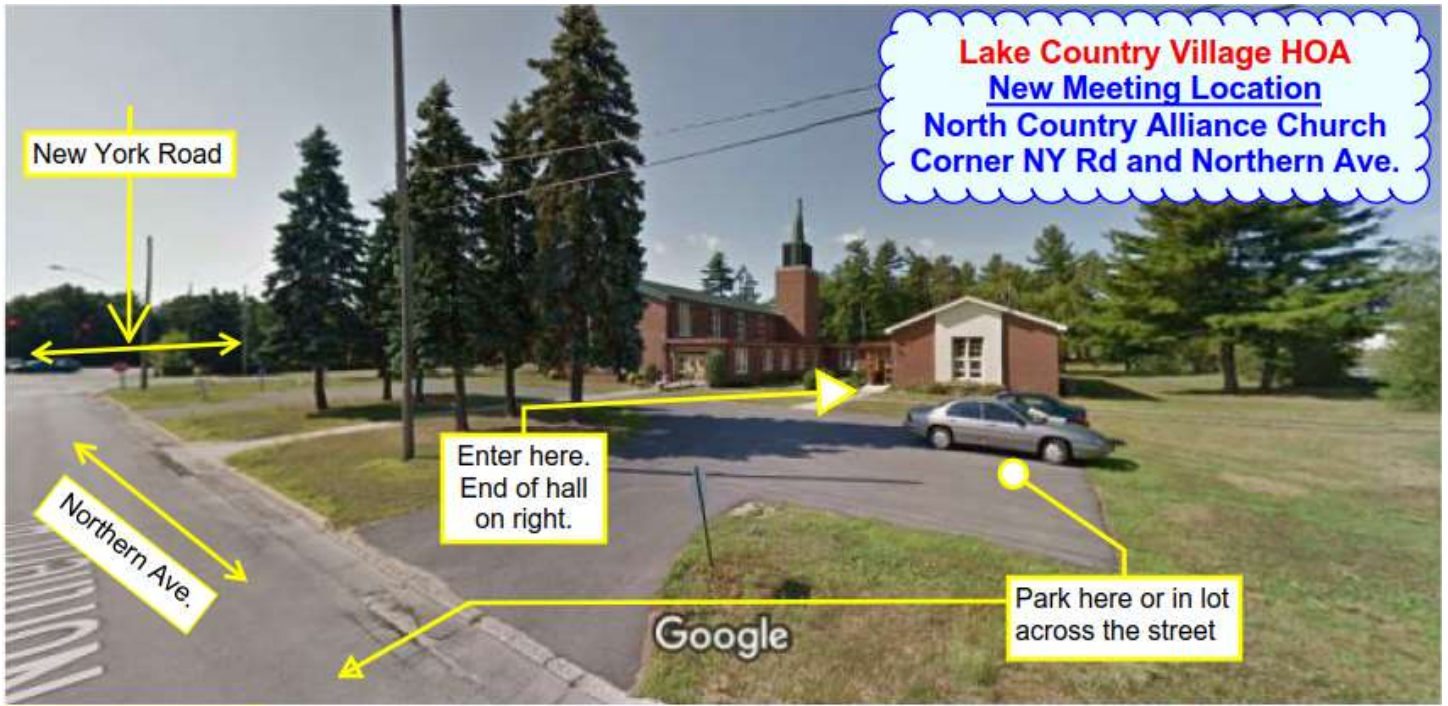
Contractor	Description	Status	Date	Amount
Hart	Snow Removal	Fianal Payment		\$18,514.29
Hart	Combined Contract	May Payment		\$21,435.50
Cordless Construction	10% Holdback	Finished Contract		\$1,518.00
From Ground Up	Tree Fell during Storm	Removed Emergency		\$600.00

Complaints

Type	# Month	#YTD	#Outstdng	Comments
landscaping				
snow rem'l.				
animals				
Other visual	1			Car Parked on Alana see note
Other				

Violations

Type	# Month	#YTD	#Outstdng	Comments
Maint Req'd				
Animals				
Vehicles				
Visual				
Other				



Lake Country Village HOA
New Meeting Location
North Country Alliance Church
Corner NY Rd and Northern Ave.

New York Road

Enter here.
 End of hall
 on right.

Park here or in lot
 across the street

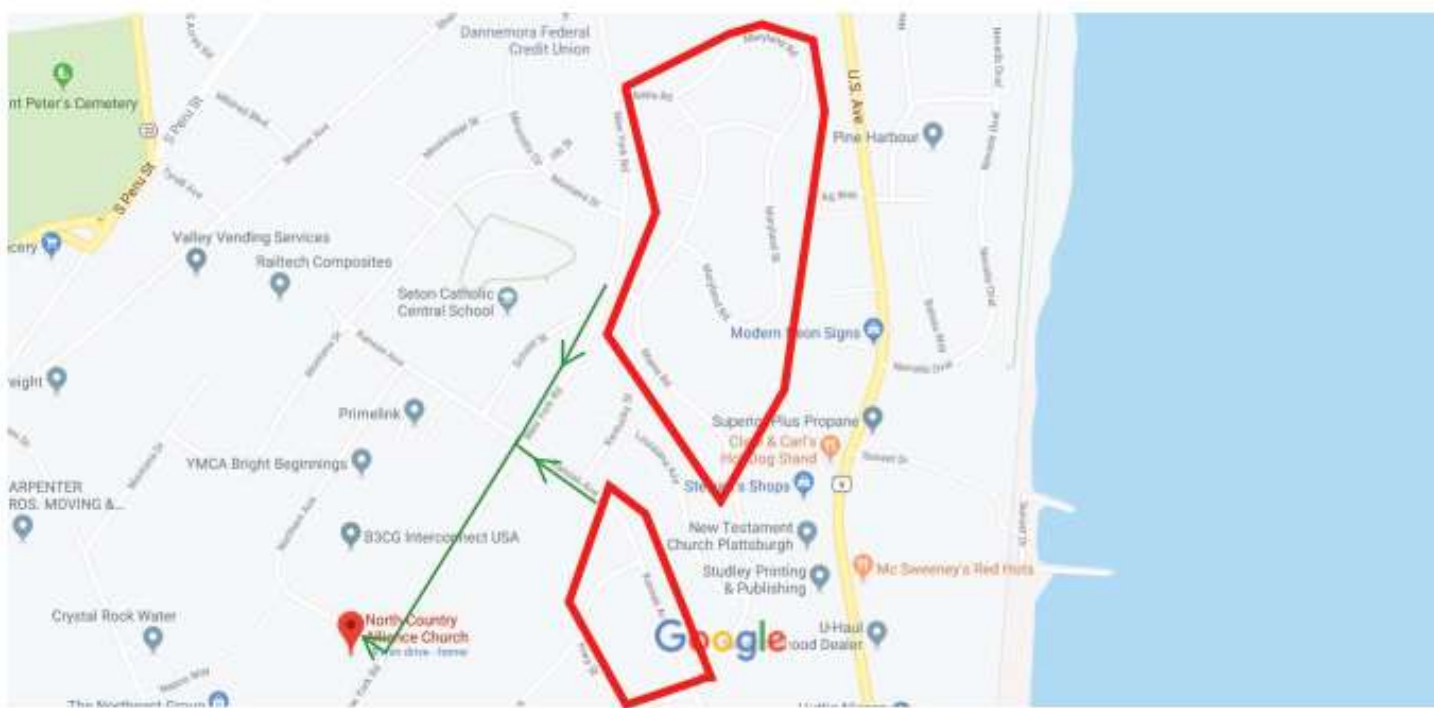
Northern Ave.

Google

4 Northern Ave.
 Plattsburgh, New York

Image capture: Jul 2012 © 2019 Google

Google Maps North Country Alliance Church



Map data ©2019 Google 500 ft