



# Lake Country Village

Homeowners Association, Inc.

10 Maine Rd., Plattsburgh, NY 12903

## MINUTES

September 14, 2020

(VIA Video Conference)

President Peter Hayden Called the meeting to order at 6:00 pm

In Attendance: Peter Hayden, Linda Turner, Tom Maglienti, Randy LaMora, Mike McKinnon, Ron Deragon and Jen Dyer Quorum: Yes

Also, present Property Manager Curtis Latremore, Bookkeeper Anne Sanford, and approximately 11 Homeowners

Tom made motion to accept minutes from meeting of August 24, 2020 Linda 2<sup>nd</sup> the motion. All board members voted in favor to accept: Motion Passed

### REPORTS:

Treasurer Report: Tom gave Treasures report and explained the transfer of some funds to CD's

Property Managers report:

Painting of siding on 18 Baltimore was discussed Tabled until next meeting

Curtis gave up date on pressure washing

15 Massachusetts requests to a vent to be installed on exterior wall for upgrade of master bath. Motion by Tom, 2<sup>nd</sup> by Linda for approval. All in favor, motion passed.

Discussion on 3 trees that need to be cut down as they are deemed a hazard. 2 on Maine and 1 on Iowa Playground area. Tom made Motion to have trees removed. Jen 2<sup>nd</sup> motion. All in favor, motion carried.

Property manager Listed all work/ maintenance request that did not need board approval

### Open Work/ Maintenance Request

Curtis informed board that Freedom fence will be replacing fence at 62-68 Maryland and 70-78 this week. These fences are beyond repair and have been laying on ground therefore will be replaced.

### Communication Committee

Tom indicted that Newsletter is in the process of being written and needs any articles in by first week of October. Also indicated it will be approximately \$300 to print and mail newsletter Motion by Randy to allow \$300 for the printing and mailing of newsletter 2<sup>nd</sup>

**by Jen. All in Favor. Motion Carried**

**No other committee reports**

**OLD BUSINESS:**

**Kiosk lighting discussed Motion by Tom and 2<sup>nd</sup> by Mike to purchase 2 solar lights from Handi Hut. All in favor Motion Passed.**

**Tree Pruning Discussed. Board Members to meet with Paul Hart on September 17 on Baltimore Ave to advised on Pruning.**

**New Business**

**Tom discussed “Exterior Clutter” around some of the homes in the Village, Lengthy Discussion on subject.**

**Homeowner submitted invoice for ceiling repair for \$800 from leak in roof, which has been repaired. Motion by Tom and 2<sup>nd</sup> by Randy to reimburse homeowner. All in favor, motion passed.**

**Motion by Randy, 2<sup>nd</sup> by Mike to Adjourn meeting. All in favor. Meeting Adjourned.**

**Next meeting, will be either be WEbex or location to be determined, On September 28, 2020 at 6:00 pm**

**Respectfully Submitted by:**

**Randy Lamora**

**Secretary**

# Abbreviated Treasurer's Report

August 31, 2020

This is a summary of the monthly report given by Tom Maglienti, Treasurer

<b>GFNB Checking Beginning Balance</b>	<b>\$75,198</b>
<b>Deposits and Transfers In</b>	<b>\$66,830</b>
<b>Expenses and Transfers Out</b>	<b>\$70,470</b>
<b>GFNB Checking Closing Balance</b>	<b>\$71,558</b>

<b>SFCU Checking Beginning Balance</b>	<b>\$100</b>
<b>Deposits and Transfers In</b>	<b>\$6,317</b>
<b>Expenses and Transfers Out</b>	<b>(\$6,317)</b>
<b>SFCU Checking Closing Balance</b>	<b>\$100</b>

<b>Savings Beginning Balance</b>	<b>\$820,534</b>
<b>Net Deposits and Withdrawals</b>	<b>\$7,437</b>
<b>Interest Earned</b>	<b>\$1,021</b>
<b>Savings Closing Balance</b>	<b>\$828,992</b>

## End of Month Totals

<b>Total Cash on Hand (excl. HO credit balances)</b>	<b>\$881,099</b>
<b>Total Reserves</b>	<b>\$829,091</b>
<b>Net Budget Variance</b>	<b>(\$6,762)</b>
<b>Total Operating Surplus</b>	<b>\$58,582</b>

## Property Manager's Report

Month of August 2020

**Inspection Completed**

**Dates**

**Dates**

From 8/26

27-Aug

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

New	Request #	Date Rec'd	Address	Description	Status
				please attach WR log as of 9/11	

**Maintenance Issues**

New	LCV w/o#	Date Rec'd	Address	Description	Status
X		13-Sep	23 IOWAS	SOFIT SAG	JAMES
X			7 CAITLIN	ROOF LEAK	JAMES
X		11-Sep	1 ALANA	FASCIA IN BACK OF BUILDING	JAMES
x		22-Aug	42 MARYLAN	SIDNING IN BACK OF BUILDING	JAMES
X		9-Sep	29 MARYLAN	ROOF LEAK	JAMES

**Open Contracts**

**Invoices Passed**

Contractor	Description	Status	Date	Amount
Harts	Combined Contract			\$21,435.50
FREEDOM FENCE	62-68 MARYLAND	END OF WEEK 9/14		\$8,470.00
FREEDOM FENCE	70-78 MARYLAND			\$8,470.00
TREE REMOVAL	PINE @ PLAYGROUND			\$550.00
TREE REMOVAL	65 MAINE			\$1,400.00
TREE REMOVAL	29 MAINE			\$750.00
GARROWS	CURB REMOVAL #2	COMPLETE		\$3,660.00

**Complaints**

Type	# Month	#YTD	#Outstdng	Comments
landscaping	3	3	0	
snow rem'l.	1	6		
animals	1		0	
Other visual	1	3	0	Garbage cans
Other	1	1		

**Violations**

Type	# Month	#YTD	#Outstdng	Comments
Maint Req'd				
Animals				
Vehicles	1	5		
Visual				
Other				

# Units  
For Sale

2

Units Closed During the month at:

2

Welcome Packet(s) Delivered to

2

Other Issues

New	Date	Address	Description	Status