



Lake Country Village

Homeowners Association, Inc.

10 Maine Rd., Plattsburgh, NY 12903

MINUTES

October 12, 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 6 Homeowners

Tom made motion to accept minutes from meeting of September 26, 2020. Linda 2nd the motion. All board members voted in favor to accept: Motion Passed

REPORTS:

Treasurer Report: Tom gave treasurer's report. End of first quarter treasurer's report.

Property Managers report:

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

Open Work/ Maintenance Request

29 Maine has plugged pipe from tree roots. Tom made Motion to have Garrow's replace/repair sewer pipe as an emergency. 2nd By Ron All in Favor Motion carried.

15 Kansas had water from garage area getting light switch wet. Curtis indicated it was a flashing issue and it will be repaired asap

Communication Committee

Newsletter to be completed by October 15, 2020 and to be sent out as soon as completed which should be by the end of the week

No other committee reports

OLD BUSINESS:

Tree pruning discussed. Property manager and some board members to meet with Harts to discuss pruning issues, procedures.

Trim on post discussed and as soon as material is available, they will be put on posts.

Discussion of items being taped/posted on new Kiosk ie.. Political brochures. It was noted that since we own the Kiosk, we cannot allow brochures to be taped to the

Kiosks.

Curtis indicated that the Removal of old Kiosk to be completed with in the next few weeks

Scan codes for water demand fees discussed. Jen indicated how the procedure works and will be in newsletter

Update on Political signs. Peter indicated that he spoke with previous Ward person and she informed what the procedure was for them when she was in office. Peter still waiting for word from present Ward person, Ira Barbell. Also, article about Political signs to be in newsletter.

New Business

Discussion on going back to Face to face Meetings. With numbers on the increase it was decided that the meetings will continue under present format, (Video) and to be evaluated at each meeting.

Discussion on Parking on city roads in the Village. Board indicated it was a city issue but will discuss further at next meeting.

Several residences complained of dog waste being put in their garbage cans. Article to appear in newsletter regarding this issue.

Motion by Randy, 2nd by Ron to Adjourn meeting. All in favor. Meeting Adjourned

Next meeting, will be either be WEbex or location to be determined, On November 9, 2020 at 6:00 pm

Respectfully submitted by:

A handwritten signature in black ink, appearing to read "Randy Lamora", written in a cursive style.

**Randy Lamora
Secretary, LCVHOA**

Abbreviated Treasurer's Report

September 30, 2020

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

GFNB Checking Beginning Balance	\$71,558
Deposits and Transfers In	\$64,822
Expenses and Transfers Out	\$81,828
GFNB Checking Closing Balance	\$54,551

SFCU Checking Beginning Balance	\$100
Deposits and Transfers In	\$3,660
Expenses and Transfers Out	(\$3,660)
SFCU Checking Closing Balance	\$100

Savings Beginning Balance	\$828,992
Net Deposits and Withdrawals	\$10,094
Interest Earned	\$998
Savings Closing Balance	\$840,083

End of Month Totals

Total Cash on Hand (excl. HO credit balances)	\$875,184
Total Reserves	\$838,545
Net Budget Variance	(\$21,795)
Total Operating Surplus	\$56,532

Property Manager's Report

Month of Sept 2020

Inspection Completed

Dates

Dates

From 10/1

10/2

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

New	Request #	Date Rec'd	Address	Description	Status
				Please See Reports	

Maintenance Issues

New	LCV w/o#	Date Rec'd	Address	Description	Status
X		8-Oct	29 Maine	Sewer Line not working	Garrows to replace

Open Contracts

Contractor	Description	Status	Invoices Passed	
			Date	Amount
Harts	Combined Contract			\$21,435.50
Harts	24-26 Kansas Drain	Complete	7-Oct	
Rand Hill	painting	open new building per board		

Complaints

Type	# Month	#YTD	#Outstdng	Comments
landscaping	1	5		Prunning Questions
snow rem'l.	1	6		
animals	1		0	Dog
Other visual	1	2	0	Garbage cans
Other	1	1		Health safety issue

Violations

Type	# Month	#YTD	#Outstdng	Comments
Maint Req'd				
Animals				
Vehicles	1	5		People parked in long driveway
Visual				
Other				

Units For Sale

4

Units Closed During the month at:

4

Welcome Packet(s) Delivered to

3

Other Issues

New	Date	Address	Description	Status
			Tree lifting on city sidewalks	Complete
			Baltimore Crab apples trees	Open
			post(4 homes on Baltimore 8 post)	
			new solar lights	