



10 Maine Rd., Plattsburgh, NY 12903

### Minutes

Monday, April 27, 2020

Via Webex Video Conference

Tom explained the rules for video conferencing.

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

The following directors were present: Peter Hayden, Linda Turner, Tom Maglienti, Don Miller, Randy LaMora, and Patty Jaehn. Absent: Mike McKinnon. Quorum: yes. Also present, Curtis Latremore, property manager, Anne Sanford, bookkeeper and seven homeowners.

Tom made the motion, seconded by Peter, to accept the minutes from the February 24, 2020 meeting. All voted in favor.

Summary of Resolutions: Patty read the following written approved resolutions into the record. Copies are attached.

#### March 2020

- 3/10 Authorization to pay Alexander Edwards final bill for completion of our 2018-29 Tax Returns and complete a Review Report of the financial statement of LCV HOA.
- 3/12 Extend candidate deadline until 3/31/2020.
- 3/18 Cancel board meetings for March 3, 2020 and April 4, 2020 due to COVID 19.
- 3/23 Offer financial assistance to homeowners due to COVID 19, allowing deferred dues payments.

#### April 2020

- 4/13 The Board accepts the applications of Randy La Mora, Peter Hayden and Ron Deragon for the Board of Directors starting July 1, 2020 through June 30, 2022.
- 4/13 The Board approves the operating budget for 2020-21 with dues remaining at \$205.00 a month per unit.
- 4/13 Contract awarded to Garrows & Sons for removal of curbs from 32 and 38 Maryland and 37 and 45 Maine.
- 4/13 Contract awarded to From the Ground Up to remove various trees from the common area at the direction of the property manager.
- 4/13 Contract awarded to Rand Hill Painters for exterior spot painting on buildings at various locations.
- 4/13 Change Order #2 to KAR Electrical Construction for electrical inspection and maintenance of additional 31 meter modules.
- 4/13 Bookkeeper Contract renewed with Anne Sanford for a two- year period beginning July 1, 2020.
- 4/13 Property Manager Contract renewed with Curtis Latremore for a two-year period beginning July 1, 2020.

## Reports:

Treasurer's Report: Tom gave the Treasurer's Report for the period ending March 31, 2020. The monthly expenses totaled \$65,346.16. We earned \$940.60 in interest on the saving accounts and the ending balance in savings totaled \$740,614.20. There is an operating surplus of \$34,109.90. Report attached.

Property Manager Report: Curtis contacted the city regarding their plans for cleanup at the entrance on Maine Road. He is waiting for call back. A homeowner contacted the city and Curtis advising she had fallen due to the condition of the sidewalk. The city came out the following day did the repair.

Ken from KAR Electric has repaired the light at the flagpole.

James, our handy-man, has been replacing porch posts starting at 111 Maine and by the end of the week will have completed up to 65 Maine. Due to email response we received in connection with our virtual meeting, he will next replace the posts on Baltimore.

Curtis advised wood fence pricing will be in by May 15, 2020 for the two units on Maryland.

## Committees:

Elections: Carol sent welcome letters to Randy La Mora and Peter Hayden, our returning members, and Ron Deregon, our new Director. There is still one seat open.

Communications: Sue Thompson has resigned as editor of the HOA newsletter. The committee is planning the next newsletter, mailing date end of May the beginning of June. Anyone interested in becoming editor, please notify the committee.

## Old Business:

### Contract Status:

Harts: Thank you to Hart's for the great cleanup job they did this spring.

Painting: Rand Hill to begin as soon as the temperature remains above 55 degrees.

Tree Removal: From the Ground Up to begin tree removal May 4 and will start at the flagpole.

Meter Module Maintenance: KAR Electric to advise Curtis of start date for modules and location.

### Complaints: Garage Smoking - Tabled

97 Maine- Barking dog issue. Curtis and homeowners were able to resolve problem.

9 Maine: Curtis contacted homeowner a second time to advise him his window replacement request was approved.

Kiosks Lighting at New Kiosks: Ken from KAR is working on options for solar and hard wire lighting.

## New Business:

Pruning: It was decided to have Harts start trimming shrubs near sidewalks and buildings. No decision on the fruit trees. Curtis to contact Ben, arborist for guidance.

Farmers Insurance New Quote: The board decided to continue their insurance policy with Farmers for another year with the new price of \$79837.00. We had discussed at previous meetings purchasing a policy with a lower deductible, currently it is \$5000.00. Tom did some research and the decision was made to self-insure due to the high additional cost (\$6,500/yr.) of a lower deductible policy. Curtis suggested we setup a separate account for the \$4500.00. Tom made the motion, seconded by Linda, to effectively lower our deductible to \$500.00 from \$5000.00 by self-insuring the difference of \$4500.00 placing this amount in a separate account in our reserve. All voted in favor. Resolution attached.

Summary of email questions from homeowners: We received questions regarding porch posts on Baltimore, tree and shrub removal, upkeep of fences, garage siding repair and cleaning of outside of buildings. The homeowner was advised to fill out work request for fence repair and nuisance tree removal. Cleaning outside of buildings and garage trim repair due to snow removal – tabled.

Work Request: Work Requests were received from 2 Baltimore and 9 Maine requesting to replace windows with similar style. Homeowners advised request was approved.

Slab Jacking 2020: Curtis will check if any locations are in need of process.

Tickler File: No Projects were on the Calendar.

Adjournment to Executive Session at 7:06PM.

Adjournment out of Executive Session and regular meeting at 7:15PM.

The next meeting of the board will be a virtual meeting Monday, May 11 at 6:00PM. Tom will be sending an email around May 6<sup>th</sup> or 7<sup>th</sup> with the details. This will be our annual Meeting of the Members.

Respectfully,



Patricia Jaehn

Patricia Jaehn, Secretary

**Resolution to Approve Alexander Edwards & Co Invoice  
March 10, 2020**

Whereas, the Board of Directors of Lake Country Village Homeowner's Association has passed a resolution at the January 13, 2020 meeting authorizing Alexander Edwards to prepare the LCV HOA 2018-2019 FY Tax returns and to complete a Review Report of LCV HOA financial statements, and

Whereas, said documents were completed and delivered to the LCV HOA Treasurer on or about February 11, 2020, and

Whereas, Alexander Edwards has submitted an interim invoice for said services in the amount of \$2,000.00, which invoice was approved by the Board on February 24, 2020 and paid on February 28, 2020 and

Whereas, a final invoice for the balance due for said services has been received on or about February 29, 2020 in the amount of \$1,500.00,

Therefore, the Board authorizes the Treasurer to issue funds in the amount of \$1,500.00 to Alexander Edwards & Co. in satisfaction of the final invoice for accounting services for fiscal year 2018-2019. This resolution was accepted unanimously by the Board via email tally on March 26, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/14/2020
Randy LaMora _____	<i>Randy LaMora</i>	04/14/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/14/2020
Mike McKinnon _____		
Don Miller _____	<i>Don Miller</i>	04/14/2020
Linda Turner _____	<i>Linda Turner</i>	04/15/2020
Peter Hayden _____	<i>Peter Hayden</i>	04/15/2020



Completed Document Audit Report  
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Title: Resolution to approve AE final bill 2018-19 FY

Document ID: 4d3f7a03-5728-4a60-a174-59693a14fe33

### Files

Resolution to approve AE final bill 2018-19 FY.docx	Apr 11, 2020 18:03:19 UTC
Resolution to offer financial assistance.docx	Apr 11, 2020 18:04:31 UTC
Resolution to cancel meetings.docx	Apr 11, 2020 18:03:51 UTC

### Activity

 <b>Lake Country Village</b> IP: 47.14.20.220	created the document	Apr 11, 2020 18:06:42 UTC
 <b>Lake Country Village</b> IP: 47.14.20.220	sent the document to tmaglienti@yahoo.com, peterh_999@hotmail.com, rlamora@yahoo.com, donm@lcvillage.org, pattyj@lcvillage.org, and lindat@lcvillage.org	Apr 14, 2020 15:22:56 UTC
 <b>Thomas Maglienti</b> IP: 47.14.20.220	first viewed the document	Apr 14, 2020 15:38:17 UTC
 <b>Thomas Maglienti</b> IP: 47.14.20.220	signed the document	Apr 14, 2020 15:38:59 UTC
 <b>Randy Lamora</b> IP: 97.89.243.220	first viewed the document	Apr 14, 2020 15:44:58 UTC
 <b>Randy Lamora</b> IP: 97.89.243.220	signed the document	Apr 14, 2020 15:46:15 UTC
 <b>Patty Jaehn</b> IP: 68.191.10.6	first viewed the document	Apr 14, 2020 19:45:28 UTC
 <b>Patty Jaehn</b> IP: 68.191.10.6	signed the document	Apr 14, 2020 19:47:18 UTC
 <b>Don Miller</b> IP: 216.27.125.220	first viewed the document	Apr 14, 2020 23:32:52 UTC

✓	<b>Don Miller</b> IP: 216.27.125.220	signed the document	Apr 14, 2020 23:36:59 UTC
👁	<b>Linda Turner</b> IP: 24.176.136.148	first viewed the document	Apr 15, 2020 11:21:08 UTC
👁	<b>Peter Hayden</b> IP: 68.191.12.174	first viewed the document	Apr 15, 2020 14:57:53 UTC
✓	<b>Peter Hayden</b> IP: 68.191.12.174	signed the document	Apr 15, 2020 14:59:31 UTC
✓	<b>Linda Turner</b> IP: 24.176.136.148	signed the document	Apr 19, 2020 11:19:28 UTC

**Resolution to Extend Candidate Deadline  
March 12, 2020**

Whereas, the Board of Directors of Lake Country Village Homeowner's Association has approved an Election Procedure on 1/9/2018 which in Section 1, specifies that applications for candidates will be accepted through March 7, and

Whereas, to date an insufficient number of applications have been received to fill the upcoming vacancies, and

Whereas, the Board has decided to use an electronic online voting system for the election of directors which is scheduled to take place on May 12, 2020, which will require significantly less volunteer efforts by the Election Committee,

Therefore, the Board hereby modifies the above date from March 7, 2020 to March 31, 2020.

This resolution was accepted unanimously by the Board via email tally on March 12, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/11/2020
Randy LaMora _____	<i>Randy LaMora</i>	04/11/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/11/2020
Mike McKinnon _____		
Don Miller _____	<i>Don Miller</i>	04/11/2020
Linda Turner _____	<i>Linda Turner</i>	04/11/2020
Peter Hayden _____	<i>Peter Hayden</i>	04/11/2020

**Resolution to Cancel Board Meetings  
March 18, 2020**

Whereas, the Board of Directors of Lake Country Village Homeowner's Association has scheduled regular meetings of the Board on March 23 and April 13 and,

Whereas, due to the current state of affairs relating to the COVID-19 (corona virus) and requests from President Trump to curtail meetings of more than 10 people and

Whereas, the Board wishes to do its part to curb the potential spread of the virus,

Therefore, the Board hereby cancels the regularly scheduled Board meetings on March 23 and April 13 and will evaluate other future scheduled meetings as needed in the coming weeks.

This resolution was accepted unanimously by the Board via email tally on March 17, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/14/2020
Randy LaMora _____	<i>Randy LaMora</i>	04/14/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/14/2020
Mike McKinnon _____		
Don Miller _____	<i>Don Miller</i>	04/14/2020
Linda Turner _____	<i>Linda Turner</i>	04/15/2020
Peter Hayden _____	<i>Peter Hayden</i>	04/15/2020





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**Resolution to Offer Financial Assistance  
March 23, 2020**

Whereas, the Board of Directors of Lake Country Village Homeowner's Association is aware of the potential financial impacts of the COVID-19 (coronavirus) on homeowners due to potential loss or reduction of income and,

Whereas, the Board wishes to help homeowners get through these difficult times,

Therefore, the Board hereby adopts the following policy on a temporary basis which will remain in effect until rescinded or modified by a future resolution.

- Homeowners may elect to defer all or a portion of their HOA monthly dues for a period of time to be determined based on government release of employment restrictions and individual needs. Homeowner who pay by autopay are requested to pay a minimum of \$5 per month to enable us to keep their autopay accounts active.
- Homeowners will need to repay any deferred amounts by a temporary increase in their dues by an amount and for a term to be determined by agreement.
- Homeowners signing up for this program will not be charged late fees or interest during the deferment or payback period
- Homeowners who use this offer must sign an appropriate agreement prepared by the HOA.
- The President is hereby authorized to offer this policy via email letter to homeowners requesting relief.

This policy was accepted unanimously by the Board via email tally on March 23, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/14/2020
Randy LaMora _____	<i>Randy LaMora</i>	04/14/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/14/2020
Mike McKinnon _____		
Don Miller _____	<i>Don Miller</i>	04/14/2020
Linda Turner _____	<i>Linda Turner</i>	04/15/2020
Peter Hayden _____	<i>Peter Hayden</i>	04/15/2020



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**Resolution to Accept Candidates for Director  
April 13, 2020**

Whereas, the terms of four existing Directors, Patty Jaehn, Randy LaMora, Don Miller and Peter Hayden will expire on June 30, 2020 and

Whereas, the LCVHOA Election Committee has solicited applications during the months of February and March 2020 for the position of Director to serve a two-year term on the Board of Directors beginning July 1, 2020 and

Whereas, three candidates, Randy LaMora, Peter Hayden and Ron Deragon, have submitted applications for the four vacancies,

Therefore, the Board hereby accepts the applications of all candidates as Directors for the term July 1, 2020 through June 30, 2022 without an election and authorizes the chairperson of the Election Committee to officially notify the candidates thereof and authorizes the Secretary to announce same in the annual mailing to all homeowners.

This resolution was accepted by the Board via video conference on April 13, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/16/2020
Randy LaMora _____	<i>Randy LaMora</i>	04/16/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/16/2020
Mike McKinnon _____		
Don Miller _____	<i>Don Miller</i>	04/16/2020
Linda Turner _____	<i>Linda Turner</i>	04/17/2020
Peter Hayden _____	<i>Peter Hayden</i>	04/16/2020



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**Title: Resolution to approve director candidates**





Document ID: 6f38aa6d-cc5f-47d1-afc9-33f0b0b8f2cc

**Files**

Resolution to approve 2020-2021 budget.docx	Apr 16, 2020 19:46:00 UTC
2020-21 budget balanced copy single sheet 4-15-2020.pdf	Apr 16, 2020 19:46:01 UTC
Resolution to approve director candidates.docx	Apr 16, 2020 19:45:58 UTC
Resolution to approve curb removals 2020.docx	Apr 16, 2020 19:46:45 UTC

**Activity**

<b>Lake Country Village</b>	sent the document to tmaglienti@yahoo.com, peterh_999@hotmail.com, rlamora@yahoo.com, donm@lcvillage.org, pattyj@lcvillage.org, and lindat@lcvillage.org	Apr 16, 2020 19:57:38 UTC
IP: 47.14.20.220		
<b>Randy Lamora</b>	first viewed the document	Apr 16, 2020 20:02:57 UTC
IP: 97.89.243.220		
<b>Randy Lamora</b>	signed the document	Apr 16, 2020 20:12:12 UTC
IP: 97.89.243.220		
<b>Thomas Maglienti</b>	first viewed the document	Apr 16, 2020 21:06:47 UTC
IP: 47.14.20.220		
<b>Thomas Maglienti</b>	signed the document	Apr 16, 2020 21:07:35 UTC
IP: 47.14.20.220		
<b>Patty Jaehn</b>	first viewed the document	Apr 16, 2020 21:19:56 UTC
IP: 68.191.10.6		
<b>Patty Jaehn</b>	signed the document	Apr 16, 2020 21:21:47 UTC
IP: 68.191.10.6		
<b>Don Miller</b>	first viewed the document	Apr 16, 2020 21:24:21 UTC
IP: 216.27.125.220		
<b>Don Miller</b>	signed the document	Apr 16, 2020 21:28:14 UTC
IP: 216.27.125.220		

 <b>Peter Hayden</b> IP: 68.191.12.174	first viewed the document	Apr 16, 2020 23:36:48 UTC
 <b>Peter Hayden</b> IP: 68.191.12.174	signed the document	Apr 16, 2020 23:38:47 UTC
 <b>Linda Turner</b> IP: 24.176.136.148	first viewed the document	Apr 17, 2020 14:01:46 UTC
 <b>Linda Turner</b> IP: 24.176.136.148	signed the document	Apr 17, 2020 14:03:30 UTC



**Resolution to Approve 2020-2021 LCV Budget  
April 13, 2020**

Whereas, the Treasurer of Lake Country Village Homeowner's Association, in cooperation with the Board of Directors and others, has prepared the annual operating budget for LCVHOA for the fiscal year, July 1, 2020 through June 30, 2021 a copy of which is attached hereto, and

Whereas, the amount of the monthly assessment for said budget has been determined to be \$205 per homeowner per month as shown,

Therefore, the Board hereby approves said operating budget and monthly assessment amount, authorizes the Treasurer announce said budget at the Annual Meeting of Members (if one is held) and to include a copy of same in the annual mailing to each homeowner.

This resolution was accepted by the Board via video conference on April 13, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/16/2020 _____
Randy LaMora _____	<i>Randy LaMora</i>	04/16/2020 _____
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/16/2020 _____
Mike McKinnon _____		_____
Don Miller _____	<i>Don Miller</i>	04/16/2020 _____
Linda Turner _____	<i>Linda Turner</i>	04/17/2020 _____
Peter Hayden _____	<i>Peter Hayden</i>	04/16/2020 _____

## Proposed 2020-21 LCV HOA Budget

As of 04/01/20

Operating Expense Accounts		Actual	Est. actual <sup>5</sup>	Approved		Proposed	
500	General Expenses	2018-19	2019-20	2019-20	\$/unit/mo.	2020-21	\$/unit/mo. <sup>2</sup>
500.00	Management Expense	\$39,231	\$39,250	\$39,250	\$10.03	\$39,250	\$10.02
501.00	Legal Expenses	\$2,037	\$3,000	\$5,000	\$1.28	\$5,000	\$1.28
502.00	Accounting Expenses	\$6,276	\$4,000	\$4,000	\$1.02	\$4,000	\$1.02
502.10	Bookkeeping Services	\$9,851	\$10,800	\$10,500	\$2.68	\$10,800	\$2.76
502.20	Taxes	\$1,516	\$1,510	\$1,500	\$0.38	\$4,000	\$1.02
503.00	Insurance	\$76,297	\$76,000	\$78,000	\$19.94	\$83,000	\$21.19
504.00	Social Committee	\$108	\$457	\$300	\$0.08	\$300	\$0.08
505.00	Office Supplies and expense	\$607	\$1,000	\$1,000	\$0.26	\$1,000	\$0.26
505.10	Software Expense	\$108	\$200	\$300	\$0.08	\$300	\$0.08
506.00	Communications	\$1,513	\$1,500	\$1,500	\$0.38	\$1,500	\$0.38
506.10	Website	\$242	\$250	\$300	\$0.08	\$300	\$0.08
507.00	Bank Fees (All)	\$122	\$0	\$0	\$0.00	\$0	\$0.00
508.00	Election Committee	\$0	\$1,100	\$400	\$0.10	\$1,000	\$0.26
509.00	Allowance for doubtful acct.s	-\$2,338	-\$8,000	\$3,000	\$0.77	\$1,000	\$0.26
<b>510 Utility Service</b>							
510.00	Water & Sewer Service	\$151,299	\$155,000	\$155,000	\$39.62	\$155,000	\$39.58
510.10	Electric Service	\$548	\$750	\$500	\$0.13	\$750	\$0.19
510.20	Unit Utilities - Gas	\$0	\$0	\$0	\$0.00	\$0	\$0.00
510.30	Unit Utilities - Electric	\$0	\$0	\$0	\$0.00	\$0	\$0.00
<b>515 Utility Maintenance</b>							
515.00	Water Main repairs	\$0	\$0	\$0	\$0.00	\$0	\$0.00
515.10	Water Service repairs	\$0	\$0	\$0	\$0.00	\$0	\$0.00
516.00	Sewer Main repairs	\$0	\$0	\$1,500	\$0.38	\$0	\$0.00
516.10	Sewer Service repairs	\$7,777	\$4,000	\$7,000	\$1.79	\$6,500	\$1.66
516.20	Pump Station maint.	\$365	\$1,500	\$1,500	\$0.38	\$1,500	\$0.38
517.00	Drainage system maint.	\$0	\$675	\$500	\$0.13	\$0	\$0.00
518.00	Utilities Committee	\$2,100	\$2,000	\$1,000	\$0.26	\$1,500	\$0.38
519.00	Electric Service Maintenance	\$9,427	\$17,000	\$17,000	\$4.35	\$500	\$0.13
<b>520 Common Area Maintenance</b>							
520.00	Snow Removal	\$129,600	\$129,600	\$129,600	\$33.13	\$129,600	\$33.09
520.10	Snow Removal - Salt	\$5,184	\$5,200	\$5,200	\$1.33	\$5,200	\$1.33
520.20	Roof Shoveling	\$0	\$500	\$500	\$0.13	\$500	\$0.13
525.00	Landscaping	\$134,030	\$128,125	\$128,125	\$32.75	\$128,125	\$32.72
525.10	Landscape Committee	\$44	\$500	\$500	\$0.13	\$500	\$0.13
525.20	Tree Service	\$2,500	\$6,000	\$6,000	\$1.53	\$10,000	\$2.55
526.00	Concrete Repairs	\$2,502	\$10,000	\$10,000	\$2.56	\$3,000	\$0.77
526.50	Asphalt Repairs	\$972	\$1,200	\$1,200	\$0.31	\$1,200	\$0.31
526.60	Asphalt Sealcoating	\$788	\$0	\$0	\$0.00	\$0	\$0.00
527.00	Fence Rep. (Com. Area)	\$0	\$2,000	\$2,000	\$0.51	\$2,000	\$0.51
528.00	Recreation Area Maint.	\$3,620	\$500	\$500	\$0.13	\$500	\$0.13
529.00	Kiosk repairs	\$0	\$0	\$0	\$0.00	\$500	\$0.13
<b>530 Unit Maintenance</b>							
530.00	Roof maintenance	\$6,511	\$5,000	\$5,000	\$1.28	\$8,000	\$2.04
530.10	Building Maintenance	\$35,563	\$12,000	\$20,000	\$5.11	\$14,000	\$3.57
530.11	Window Maintenance	\$0	\$0	\$0	\$0.00	\$0	\$0.00
530.12	Door Maintenance	\$0	\$0	\$0	\$0.00	\$1,500	\$0.38
530.13	Garage Door Maintenance	\$0	\$0	\$0	\$0.00	\$0	\$0.00
530.20	Exterior Painting	\$0	\$15,000	\$3,000	\$0.77	\$5,000	\$1.28
530.30	Fence Repairs (Lots)	\$50	\$5,000	\$5,000	\$1.28	\$6,000	\$1.53
540.00	Misc. Repairs	\$0	\$2,500	\$5,190	\$1.33	\$5,242	\$1.34
<b>Total O &amp; M Expenses</b>		<b>\$628,451</b>	<b>\$635,117</b>	<b>\$650,865</b>	<b>\$166.38</b>	<b>\$638,067</b>	<b>\$162.93</b>
<b>O &amp; M Transfers</b>							
	Transfers from Reserve					\$0	\$0.00
	Transfers to Reserve	\$135,288	\$151,095	\$151,095	\$38.62	\$164,753	\$42.07
990.00	<b>Net Transfers to (from) Reserve</b>	<b>\$135,288</b>	<b>\$151,095</b>	<b>\$151,095</b>	<b>\$38.62</b>	<b>\$164,753</b>	<b>\$42.07</b>
<b>Net Total O &amp; M Charges</b>		<b>\$763,740</b>	<b>\$786,212</b>	<b>\$801,960</b>	<b>\$205.00</b>	<b>\$802,820</b>	<b>\$205.00</b>

Budget Summary													
	<table style="width: 100%;"> <tr><td style="border: 1px solid black; padding: 2px;">\$815,982</td><td>Total Projected Revenues</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">(\$177,915)</td><td>Net Transfer To/From Reserve</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">\$638,067</td><td>Total Est. Funds Available</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">\$638,067</td><td>Total O&amp;M Expenses</td></tr> <tr><td colspan="2"> </td></tr> <tr><td style="border: 1px solid black; padding: 2px;">(\$0)</td><td>Projected Surplus (Deficit)</td></tr> </table>	\$815,982	Total Projected Revenues	(\$177,915)	Net Transfer To/From Reserve	\$638,067	Total Est. Funds Available	\$638,067	Total O&M Expenses			(\$0)	Projected Surplus (Deficit)
\$815,982	Total Projected Revenues												
(\$177,915)	Net Transfer To/From Reserve												
\$638,067	Total Est. Funds Available												
\$638,067	Total O&M Expenses												
(\$0)	Projected Surplus (Deficit)												
2020-21 Where Your Dues Go													
Summary of Assessments													
Water & Sewer Service (Units)	\$39.58												
Insurance (Structure and Liability)	\$21.19												
Landscaping	\$32.85												
Snow Removal	\$34.42												
Other Operating & Maintenance	\$34.89												
Capital Project Reserve	\$42.07												
Total	\$205.00												
2020-21 LCV HOA Reserve Summary													
	<table style="width: 100%;"> <tr><td style="border: 1px solid black; padding: 2px;">\$768,029</td><td>Total Est. Reserve 7/1/2020</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">\$177,915</td><td>Transfers to Reserve FY 2020-21</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">(\$60,910)</td><td>Expenses Paid from Reserve FY 2020-21</td></tr> <tr><td style="border: 1px solid black; padding: 2px;">\$117,005</td><td>Net Change in Reserve</td></tr> <tr><td colspan="2"> </td></tr> <tr><td style="border: 1px solid black; padding: 2px;">\$885,034</td><td>Estimated Reserve 6/30/21</td></tr> </table>	\$768,029	Total Est. Reserve 7/1/2020	\$177,915	Transfers to Reserve FY 2020-21	(\$60,910)	Expenses Paid from Reserve FY 2020-21	\$117,005	Net Change in Reserve			\$885,034	Estimated Reserve 6/30/21
\$768,029	Total Est. Reserve 7/1/2020												
\$177,915	Transfers to Reserve FY 2020-21												
(\$60,910)	Expenses Paid from Reserve FY 2020-21												
\$117,005	Net Change in Reserve												
\$885,034	Estimated Reserve 6/30/21												

**Capital Expense Accounts**

					Beginning Allocation of Reserves			2020-21 Changes to Reserve			Estimated Costs <sup>7</sup>						
		Actual	Est. actual <sup>5</sup>	Approved	Est. 2019-20	6/30/2020	7/1/2020	Pay From	Add to Reserve		Est. Reserve	1st Year		Units/	Tot.	Total Cost	
		2018-19	2019-20	2019-20	Additions <sup>1</sup>	Estimated <sup>6</sup>	Allocated	Reserve	\$/unit/mo. <sup>3</sup>	Total \$	6/30/2021	Cost	Needed	Interval	Units		
<b>615</b>	<b>Utility Infrastructure</b>																
615.00	Water Facilities (Mains)	\$0	\$0	\$90,000	\$0	\$136,360.00	\$145,400	\$0	\$0.00	\$0	\$145,400	\$48,478	2022	1	3	\$145,433	
615.10	Water Service Laterals	\$0	\$0	\$0	\$1,095	\$2,095	\$0	\$0	\$0.00	\$0	\$0	\$0	2028	1	122	\$0	
616.00	Sewer Facilities (Mains)	\$0	\$0	\$0	\$3,364	\$6,728	\$0	\$0	\$0.28	\$1,095	\$1,095	\$28,060	2090	1	3	\$84,181	
616.10	Sewer Facil. (pump syst.)	\$0	\$0	\$0	\$39	\$5,190	\$0	\$0	\$0.70	\$2,738	\$2,738	\$54,682	2040	1	1	\$54,682	
616.20	Sewer Service Laterals	\$0	\$15,000	\$6,000	\$1,995	(\$9,005)	\$15,000	\$15,000	\$1.35	\$5,281	\$5,281	\$20,300	2020	4	4	\$20,300	
617.00	Drainage Infrastructure	\$0	\$0	\$0	\$430	\$1,430	\$0	\$0	\$0.00	\$0	\$0	\$0	2024	1	1	\$0	
619.00	Electric Services	\$0	\$2,000	\$0	\$861	(\$278)	\$0	\$0	\$0.00	\$0	\$0	\$0	2030	1	96	\$0	
<b>Total Utility Infrastructure &gt;&gt;</b>						<b>\$142,520</b>	<b>\$160,400</b>		<b>\$2.33</b>	<b>\$9,114</b>							
<b>620</b>	<b>Common Area Improvements</b>																
625.00	Landscaping Impr.	\$0	\$0	\$10,000	\$313	\$10,313	\$8,365	\$8,365	\$0.00	\$0	\$0	\$8,365	2020	1	1	\$8,365	
626.00	Sidewalk Impr.-Units & Cul de sacs	\$0	\$0	\$12,000	\$3,090	\$19,258	\$3,200	\$0	\$0.01	\$39	\$3,239	\$3,248	2020	2	2	\$3,248	
626.50	Asphalt Impr. - Driveways	\$0	\$0	\$0	\$4,147	\$21,306	\$87,415	\$0	\$2.26	\$8,841	\$96,256	\$22,093	2035	10	163	\$360,117	
626.60	Asphalt Impr. - Cu de sacs	\$0	\$0	\$0	\$9,584	\$79,584	\$57,104	\$0	\$0.00	\$0	\$57,104	\$19,035	2035	1	3	\$57,104	
627.00	Fence Impr. Common area	\$0	\$0	\$0	\$352	\$10,508	\$5,000	\$0	\$0.45	\$1,760	\$6,760	\$31,090	2035	1	1	\$31,090	
628.00	Recreation Area Impr.	\$5,289	\$0	\$5,000	\$274	\$15,274	\$40,000	\$20,000	\$0.04	\$156	\$20,156	\$8,491	2023	1	5	\$42,455	
629.00	Kiosk Improvements	\$15,320	\$38,000	\$7,500	\$0	\$2,000	\$0	\$0	\$0.00	\$0	\$0	\$0	2040	1	4	\$0	
<b>Total Com. Area Improvements &gt;&gt;</b>						<b>\$158,243</b>	<b>\$201,084</b>		<b>\$2.76</b>	<b>\$10,796</b>							
<b>630</b>	<b>Unit Improvements</b>																
630.00	Roof Replacement	\$0	\$0	\$0	\$90,680	\$296,187	\$269,000	\$0	\$22.69	\$88,763	\$357,763	\$125,746	2025	5	96	\$2,414,323	
630.10	Building Improvements - siding	\$0	\$0	\$0	\$10,719	\$27,056	\$45,000	\$0	\$5.34	\$20,890	\$65,890	\$22,482	2022	2	91	\$1,022,935	
630.30	Fence Impr. - Units	\$0	\$16,000	\$30,000	\$23,159	\$64,668	\$31,000	\$16,000	\$6.00	\$23,472	\$38,472	\$25,096	2021	3	94	\$786,350	
639.00	Electrical Equipment	\$0	\$1,500	\$1,500	\$509	\$2,939	\$1,545	\$1,545	\$0.00	\$0	\$0	\$1,545	2020	1	1	\$1,545	
<b>Total Unit Improvements &gt;&gt;</b>						<b>\$390,850</b>	<b>\$346,545</b>		<b>\$34.03</b>	<b>\$133,125</b>							
<b>690</b>	<b>Other (List individually)</b>																
690.00	New Community Building	\$0	\$0	\$0	\$6,416	\$56,416	\$60,000	\$0	\$6.36	\$24,880	\$84,880	\$161,593	2024	1	1	\$161,593	
									<b>\$45.48</b>	<b>\$177,915</b>	<b>\$885,034</b>						

	Total	\$/unit/mo.	Tot. /Mo.
Total Deposits to Capital Reserve	\$177,915	\$45.48	
Less Amount Coming from Other Income	\$13,162	\$3.36	
<b>Required Transfers from Operating Account</b>	<b>\$164,753</b>	<b>\$42.11</b>	<b>\$13,729.44</b>
Total O & M Expenses	\$638,067	\$163.11	
Operating Revenue Requirement	\$802,820	\$205.22	
Operating Revenue - HOA Dues	\$801,960	\$205.00	
Other Operating Revenue	\$860	\$0.22	
<b>Proj. Budget Surplus (Deficit)</b>	<b>(\$0)</b>		

\$748,029	Total Est. Reserve 6/30/2020
\$20,000	Transfer from Surplus
\$768,029	Total Est. Reserve 7/1/2020
\$177,915	Transfers to Reserve FY 2020-21
(\$60,910)	Expenses Paid from Reserve FY 2020-21
\$117,005	Net Change in Reserve
\$885,034	Estimated Reserve 6/30/21

<sup>1</sup> Budgeted or other transfers to reserve accounts during previous Fiscal Year.

<sup>2</sup> Portion coming from Dues. Balance comes from other operating revenues (does not include interest)

<sup>3</sup> This is the additional amount needed to be set aside each month to accumulate the Total Cost in the year needed.

<sup>5</sup> Includes YTD actual plus best guess for the remainder of the fiscal year.

<sup>6</sup> Remaining reserve based on current year's estimated expenditures and prior year's allocation.

<sup>7</sup> Based on 2019 AES Reserve Study and other resources



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**Title: Resolution to approve director candidates**





Document ID: 6f38aa6d-cc5f-47d1-afc9-33f0b0b8f2cc

**Files**

Resolution to approve 2020-2021 budget.docx	Apr 16, 2020 19:46:00 UTC
2020-21 budget balanced copy single sheet 4-15-2020.pdf	Apr 16, 2020 19:46:01 UTC
Resolution to approve director candidates.docx	Apr 16, 2020 19:45:58 UTC
Resolution to approve curb removals 2020.docx	Apr 16, 2020 19:46:45 UTC

**Activity**

<b>Lake Country Village</b> IP: 47.14.20.220	sent the document to tmaglienti@yahoo.com, peterh_999@hotmail.com, rlamora@yahoo.com, donm@lcvillage.org, pattyj@lcvillage.org, and lindat@lcvillage.org	Apr 16, 2020 19:57:38 UTC
<b>Randy Lamora</b> IP: 97.89.243.220	first viewed the document	Apr 16, 2020 20:02:57 UTC
<b>Randy Lamora</b> IP: 97.89.243.220	signed the document	Apr 16, 2020 20:12:12 UTC
<b>Thomas Maglienti</b> IP: 47.14.20.220	first viewed the document	Apr 16, 2020 21:06:47 UTC
<b>Thomas Maglienti</b> IP: 47.14.20.220	signed the document	Apr 16, 2020 21:07:35 UTC
<b>Patty Jaehn</b> IP: 68.191.10.6	first viewed the document	Apr 16, 2020 21:19:56 UTC
<b>Patty Jaehn</b> IP: 68.191.10.6	signed the document	Apr 16, 2020 21:21:47 UTC
<b>Don Miller</b> IP: 216.27.125.220	first viewed the document	Apr 16, 2020 21:24:21 UTC
<b>Don Miller</b> IP: 216.27.125.220	signed the document	Apr 16, 2020 21:28:14 UTC

 <b>Peter Hayden</b> IP: 68.191.12.174	first viewed the document	Apr 16, 2020 23:36:48 UTC
 <b>Peter Hayden</b> IP: 68.191.12.174	signed the document	Apr 16, 2020 23:38:47 UTC
 <b>Linda Turner</b> IP: 24.176.136.148	first viewed the document	Apr 17, 2020 14:01:46 UTC
 <b>Linda Turner</b> IP: 24.176.136.148	signed the document	Apr 17, 2020 14:03:30 UTC

**Resolution to Approve Curb Removal Contract  
April 13, 2020**

Whereas, the Board of Directors of Lake Country Village Homeowner's Association has requested and received a bid for the removal of certain curb sections from **Ed Garrow and Sons, Inc.** at various locations on the common area in the amount of **\$30.70 per lin. ft.** with a minimum quantity of 50', which amount excludes sales tax, and

Whereas, the property manager has identified several areas where removal of curbs are desirable to reduce tripping hazards, which locations are in front of units 32 and 38 Maryland and 37 and 45 Maine and which lengths total approximately 80' (+/-)

Therefore, the Board hereby 1) approves said work, 2) accepts above bid and awards the contract to **Ed Garrow and Sons, Inc.** in the amount of **\$30.70/lin. ft.** plus applicable sales tax, and 3) authorizes the President to execute the contract provided by above contractor.

This resolution was accepted by the Board via email tally on April 15, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/16/2020
Randy LaMora _____	<i>Randy LaMora</i>	04/16/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/16/2020
Mike McKinnon _____		
Don Miller _____	<i>Don Miller</i>	04/16/2020
Linda Turner _____	<i>Linda Turner</i>	04/17/2020
Peter Hayden _____	<i>Peter Hayden</i>	04/16/2020



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**Title: Resolution to approve director candidates**





Document ID: 6f38aa6d-cc5f-47d1-afc9-33f0b0b8f2cc

**Files**

Resolution to approve 2020-2021 budget.docx	Apr 16, 2020 19:46:00 UTC
2020-21 budget balanced copy single sheet 4-15-2020.pdf	Apr 16, 2020 19:46:01 UTC
Resolution to approve director candidates.docx	Apr 16, 2020 19:45:58 UTC
Resolution to approve curb removals 2020.docx	Apr 16, 2020 19:46:45 UTC

**Activity**

<b>Lake Country Village</b> IP: 47.14.20.220	sent the document to tmaglienti@yahoo.com, peterh_999@hotmail.com, rlamora@yahoo.com, donm@lcvillage.org, pattyj@lcvillage.org, and lindat@lcvillage.org	Apr 16, 2020 19:57:38 UTC
<b>Randy Lamora</b> IP: 97.89.243.220	first viewed the document	Apr 16, 2020 20:02:57 UTC
<b>Randy Lamora</b> IP: 97.89.243.220	signed the document	Apr 16, 2020 20:12:12 UTC
<b>Thomas Maglienti</b> IP: 47.14.20.220	first viewed the document	Apr 16, 2020 21:06:47 UTC
<b>Thomas Maglienti</b> IP: 47.14.20.220	signed the document	Apr 16, 2020 21:07:35 UTC
<b>Patty Jaehn</b> IP: 68.191.10.6	first viewed the document	Apr 16, 2020 21:19:56 UTC
<b>Patty Jaehn</b> IP: 68.191.10.6	signed the document	Apr 16, 2020 21:21:47 UTC
<b>Don Miller</b> IP: 216.27.125.220	first viewed the document	Apr 16, 2020 21:24:21 UTC
<b>Don Miller</b> IP: 216.27.125.220	signed the document	Apr 16, 2020 21:28:14 UTC

 <b>Peter Hayden</b> IP: 68.191.12.174	first viewed the document	Apr 16, 2020 23:36:48 UTC
 <b>Peter Hayden</b> IP: 68.191.12.174	signed the document	Apr 16, 2020 23:38:47 UTC
 <b>Linda Turner</b> IP: 24.176.136.148	first viewed the document	Apr 17, 2020 14:01:46 UTC
 <b>Linda Turner</b> IP: 24.176.136.148	signed the document	Apr 17, 2020 14:03:30 UTC



**Resolution to Approve Tree Contract  
April 13, 2020**

Whereas, the Board of Directors of Lake Country Village Homeowner's Association has prepared a contract titled **Contract for Tree Removal Service 2020 at Lake Country Village** for the removal of trees at various locations on the common area and has directed the Property Manager to solicit bids for same and

Whereas, **3** bids have been received and evaluated in accordance with the Lake Country Village Contract Guidelines and

Whereas, the bid selected by the Board for award is that of **From the Ground Up** in the amount of **\$7,800.00**,

Therefore, the Board hereby 1) approves said contract, 2) accepts above bid and awards the contract to **From the Ground Up** in the amount of **\$7,800.00**, which amount includes applicable sales tax, and 3) authorizes the President to execute the said contract.

This resolution was accepted by the Board via video conference on April 13, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/15/2020 _____
Randy LaMora _____	<i>Randy LaMora</i>	04/15/2020 _____
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/15/2020 _____
Mike McKinnon _____		_____
Don Miller _____	<i>Donald Miller</i>	04/15/2020 _____
Linda Turner _____	<i>Linda Turner</i>	04/17/2020 _____
Peter Hayden _____	<i>Peter Hayden</i>	04/15/2020 _____



Completed Document Audit Report  
Completed with Docsketch.com










**Title: Resolution to approve tree work 2020**

Document ID: 29983f0d-5e9c-435b-968e-e612601bdf8

### Files

Resolution to approve painting 2020.docx	Apr 15, 2020 13:45:12 UTC
Resolution to approve KAR Change Order 2.docx	Apr 15, 2020 13:45:29 UTC
Resolution to approve tree work 2020.docx	Apr 15, 2020 13:44:55 UTC

### Activity

 <b>Lake Country Village</b> IP: 47.14.20.220	created the document	Apr 15, 2020 13:46:46 UTC
 <b>Lake Country Village</b> IP: 47.14.20.220	sent the document to donm@lcvillage.org, pattyj@lcvillage.org, rlamora@yahoo.com, tmaglienti@yahoo.com, lindat@lcvillage.org, and peterh_999@hotmail.com	Apr 15, 2020 13:54:23 UTC
 <b>Peter Hayden</b> IP: 68.191.12.174	first viewed the document	Apr 15, 2020 15:01:53 UTC
 <b>Peter Hayden</b> IP: 68.191.12.174	signed the document	Apr 15, 2020 15:03:23 UTC
 <b>Patty Jaehn</b> IP: 68.191.10.6	first viewed the document	Apr 15, 2020 15:40:03 UTC
 <b>Patty Jaehn</b> IP: 68.191.10.6	signed the document	Apr 15, 2020 15:41:48 UTC
 <b>Randy Lamora</b> IP: 97.89.243.220	first viewed the document	Apr 15, 2020 20:24:39 UTC
 <b>Don Miller</b> IP: 216.27.125.220	first viewed the document	Apr 15, 2020 21:04:56 UTC
 <b>Thomas Maglienti</b> IP: 47.14.20.220	first viewed the document	Apr 15, 2020 22:18:03 UTC

✓	<b>Thomas Maglienti</b> IP: 47.14.20.220	signed the document	Apr 15, 2020 22:18:33 UTC
✓	<b>Don Miller</b> IP: 216.27.125.220	signed the document	Apr 15, 2020 22:45:09 UTC
✓	<b>Randy Lamora</b> IP: 97.89.243.220	signed the document	Apr 15, 2020 23:35:49 UTC
👁	<b>Linda Turner</b> IP: 24.176.136.148	first viewed the document	Apr 17, 2020 13:58:06 UTC
✓	<b>Linda Turner</b> IP: 24.176.136.148	signed the document	Apr 17, 2020 13:59:32 UTC

**Resolution to Approve Painting Contract  
April 13, 2020**

Whereas, the Board of Directors of Lake Country Village Homeowner's Association has prepared a contract titled **Contract for Spot Painting 2020 at Lake Country Village** for the spot painting building exteriors at various locations and has directed the Property Manager to solicit bids for same and

Whereas, **1** bid was received and evaluated in accordance with the Lake Country Village Contract Guidelines and

Whereas, the bid selected by the Board for award is that of **Rand Hill Painters & Home Improvements, LLC.** in the amount not to exceed **\$17,000.00** ,

Therefore, the Board hereby 1) approves said contract, 2) accepts above bid and awards the contract to **Rand Hill Painters & Home Improvements, LLC.** for an amount not to exceed **\$17,000.00** , which amount includes applicable sales tax, and 3) authorizes the President to execute the said contract.

This resolution was accepted by the Board via video conference on April 13, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/15/2020
Randy LaMora _____	<i>Randy LaMora</i>	04/15/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/15/2020
Mike McKinnon _____		
Don Miller _____	<i>Donald Miller</i>	04/15/2020
Linda Turner _____	<i>Linda Turner</i>	04/17/2020
Peter Hayden _____	<i>Peter Hayden</i>	04/15/2020



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Title: Resolution to approve tree work 2020

Document ID: 29983f0d-5e9c-435b-968e-e612601bdf8

### Files

Resolution to approve painting 2020.docx	Apr 15, 2020 13:45:12 UTC
Resolution to approve KAR Change Order 2.docx	Apr 15, 2020 13:45:29 UTC
Resolution to approve tree work 2020.docx	Apr 15, 2020 13:44:55 UTC

### Activity

 <b>Lake Country Village</b> IP: 47.14.20.220	created the document	Apr 15, 2020 13:46:46 UTC
 <b>Lake Country Village</b> IP: 47.14.20.220	sent the document to donm@lcvillage.org, pattyj@lcvillage.org, rlamora@yahoo.com, tmaglienti@yahoo.com, lindat@lcvillage.org, and peterh_999@hotmail.com	Apr 15, 2020 13:54:23 UTC
 <b>Peter Hayden</b> IP: 68.191.12.174	first viewed the document	Apr 15, 2020 15:01:53 UTC
 <b>Peter Hayden</b> IP: 68.191.12.174	signed the document	Apr 15, 2020 15:03:23 UTC
 <b>Patty Jaehn</b> IP: 68.191.10.6	first viewed the document	Apr 15, 2020 15:40:03 UTC
 <b>Patty Jaehn</b> IP: 68.191.10.6	signed the document	Apr 15, 2020 15:41:48 UTC
 <b>Randy Lamora</b> IP: 97.89.243.220	first viewed the document	Apr 15, 2020 20:24:39 UTC
 <b>Don Miller</b> IP: 216.27.125.220	first viewed the document	Apr 15, 2020 21:04:56 UTC
 <b>Thomas Maglienti</b> IP: 47.14.20.220	first viewed the document	Apr 15, 2020 22:18:03 UTC

✓	<b>Thomas Maglienti</b> IP: 47.14.20.220	signed the document	Apr 15, 2020 22:18:33 UTC
✓	<b>Don Miller</b> IP: 216.27.125.220	signed the document	Apr 15, 2020 22:45:09 UTC
✓	<b>Randy Lamora</b> IP: 97.89.243.220	signed the document	Apr 15, 2020 23:35:49 UTC
👁	<b>Linda Turner</b> IP: 24.176.136.148	first viewed the document	Apr 17, 2020 13:58:06 UTC
✓	<b>Linda Turner</b> IP: 24.176.136.148	signed the document	Apr 17, 2020 13:59:32 UTC

**Resolution to Approve Meter Module Maintenance Change Order #2  
April 13, 2020**

Whereas, the Board of Directors of Lake Country Village Homeowner’s Association has previously approved a contract titled **Contract for Electrical Inspection and Maintenance at Lake Country Village (2018)** with **KAR Electrical/Construction** for maintenance of electric meter modules at various locations and,

Whereas, said contract contained an “Extra Work” provision to allow for additional work to be performed pursuant to a duly executed change order, and

Whereas a Change Order #2 has been prepared to extend this maintenance to an additional thirty-one meter modules,

Therefore, the Board hereby 1) approves Change Order #2 in the amount of **\$8,704.80** , which amount includes applicable sales tax, and 2) authorizes the President to execute same.

This resolution was accepted by the Board via video conference on April 13, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/15/2020
Randy LaMora _____	<i>Randy LaMora</i>	04/15/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/15/2020
Mike McKinnon _____		_____
Don Miller _____	<i>Donald Miller</i>	04/15/2020
Linda Turner _____	<i>Linda Turner</i>	04/17/2020
Peter Hayden _____	<i>Peter Hayden</i>	04/15/2020



Completed Document Audit Report  
Completed with Docsketch.com










Title: Resolution to approve tree work 2020

Document ID: 29983f0d-5e9c-435b-968e-e612601bdf8

### Files

Resolution to approve painting 2020.docx	Apr 15, 2020 13:45:12 UTC
Resolution to approve KAR Change Order 2.docx	Apr 15, 2020 13:45:29 UTC
Resolution to approve tree work 2020.docx	Apr 15, 2020 13:44:55 UTC

### Activity

 <b>Lake Country Village</b> IP: 47.14.20.220	created the document	Apr 15, 2020 13:46:46 UTC
 <b>Lake Country Village</b> IP: 47.14.20.220	sent the document to donm@lcvillage.org, pattyj@lcvillage.org, rlamora@yahoo.com, tmaglienti@yahoo.com, lindat@lcvillage.org, and peterh_999@hotmail.com	Apr 15, 2020 13:54:23 UTC
 <b>Peter Hayden</b> IP: 68.191.12.174	first viewed the document	Apr 15, 2020 15:01:53 UTC
 <b>Peter Hayden</b> IP: 68.191.12.174	signed the document	Apr 15, 2020 15:03:23 UTC
 <b>Patty Jaehn</b> IP: 68.191.10.6	first viewed the document	Apr 15, 2020 15:40:03 UTC
 <b>Patty Jaehn</b> IP: 68.191.10.6	signed the document	Apr 15, 2020 15:41:48 UTC
 <b>Randy Lamora</b> IP: 97.89.243.220	first viewed the document	Apr 15, 2020 20:24:39 UTC
 <b>Don Miller</b> IP: 216.27.125.220	first viewed the document	Apr 15, 2020 21:04:56 UTC
 <b>Thomas Maglienti</b> IP: 47.14.20.220	first viewed the document	Apr 15, 2020 22:18:03 UTC



✓	<b>Thomas Maglienti</b> IP: 47.14.20.220	signed the document	Apr 15, 2020 22:18:33 UTC
✓	<b>Don Miller</b> IP: 216.27.125.220	signed the document	Apr 15, 2020 22:45:09 UTC
✓	<b>Randy Lamora</b> IP: 97.89.243.220	signed the document	Apr 15, 2020 23:35:49 UTC
👁	<b>Linda Turner</b> IP: 24.176.136.148	first viewed the document	Apr 17, 2020 13:58:06 UTC
✓	<b>Linda Turner</b> IP: 24.176.136.148	signed the document	Apr 17, 2020 13:59:32 UTC

**Resolution to Renew Bookkeeper Contract  
April 13, 2020**

Whereas, the existing contract for Bookkeeper with Anne Sanford will expire on June 30, 2020 and

Whereas, the Board and the Contractor desire to renew said contract for a term of two years beginning July 1, 2020 and ending June 30, 2022,

Therefore, the Board hereby approves renewing and resigning the contract for Bookkeeper with Anne Sanford with the same schedules, conditions and annual compensation for term above and authorizes the President to sign said contract.

This resolution was accepted by the Board via video conference on April 13, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	_____ 04/27/2020
Randy LaMora _____	<i>Randy LaMora</i>	_____ 04/26/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	_____ 04/26/2020
Mike McKinnon _____	<i>Mike McKinnon</i>	_____ 04/26/2020
Don Miller _____	<i>Don Miller</i>	_____ 04/26/2020
Linda Turner _____	<i>Linda Turner</i>	_____ 04/27/2020
Peter Hayden _____	<i>Peter Hayden</i>	_____ 04/26/2020



Completed Document Audit Report  
Completed with Docsketch.com

Title: Resolution to approve bookkeeper contract










Document ID: 8ac5019a-166e-4a8c-b452-5099edf7388e






Files

Resolution to approve bookkeeper contract.docx

Apr 26, 2020 21:12:31 UTC

Activity

 Lake Country Village	created the document	Apr 26, 2020 21:16:38 UTC
IP: 47.14.20.220		
 Lake Country Village	sent the document to tmaglienti@yahoo.com, peterh_999@hotmail.com, rlamora@yahoo.com, donm@lcvillage.org, pattyj@lcvillage.org, mikem@lcvillage.org, and lindat@lcvillage.org	Apr 26, 2020 21:24:26 UTC
IP: 47.14.20.220		
 Patty Jaehn	first viewed the document	Apr 26, 2020 22:12:11 UTC
IP: 68.191.10.6		
 Peter Hayden	first viewed the document	Apr 26, 2020 22:39:09 UTC
IP: 68.191.12.174		
 Peter Hayden	signed the document	Apr 26, 2020 22:39:44 UTC
IP: 68.191.12.174		
 Randy Lamora	first viewed the document	Apr 26, 2020 22:54:33 UTC
IP: 97.89.243.220		
 Randy Lamora	signed the document	Apr 26, 2020 22:55:06 UTC
IP: 97.89.243.220		
 Mike McKinnon	first viewed the document	Apr 26, 2020 23:02:07 UTC
IP: 75.130.99.41		
 Mike McKinnon	signed the document	Apr 26, 2020 23:02:41 UTC
IP: 75.130.99.41		
 Don Miller	first viewed the document	Apr 27, 2020 00:44:55 UTC
IP: 216.27.125.220		
 Don Miller	signed the document	Apr 27, 2020 00:45:42 UTC
IP: 216.27.125.220		

 <b>Thomas Maglienti</b> IP: 47.14.20.220	first viewed the document	Apr 27, 2020 01:18:10 UTC
 <b>Thomas Maglienti</b> IP: 47.14.20.220	signed the document	Apr 27, 2020 01:18:25 UTC
 <b>Patty Jaehn</b> IP: 68.191.10.6	signed the document	Apr 27, 2020 13:02:21 UTC
 <b>Linda Turner</b> IP: 24.176.136.148	first viewed the document	Apr 27, 2020 14:02:35 UTC
 <b>Linda Turner</b> IP: 24.176.136.148	signed the document	Apr 27, 2020 14:03:25 UTC

**Resolution to Renew Property Manager Contract  
April 13, 2020**

Whereas, the existing contract for Property Manager with Curtis Latremore will expire on June 30, 2020 and

Whereas, the Board and the Contractor desire to renew said contract for a term of two years beginning July 1, 2020 and ending June 30, 2022,

Therefore, the Board hereby approves renewing and resigning the contract for Property Manager with Curtis Latremore with the same schedules, conditions and annual compensation for term above and authorizes the President to sign said contract.

This resolution was accepted by the Board via video conference on April 13, 2020.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	04/24/2020
Randy LaMora _____	<i>Randy LaMora</i>	04/25/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	04/24/2020
Mike McKinnon _____		
Don Miller _____	<i>Don Miller</i>	04/24/2020
Linda Turner _____	<i>Linda Turner</i>	04/27/2020
Peter Hayden _____	<i>Peter Hayden</i>	04/24/2020



Completed Document Audit Report  
Completed with Docsketch.com

**Title: Resolution to approve pm contract**












Document ID: ddf852f8-d0cd-43cb-8333-a56edf5c729e

**Files**

Resolution to approve pm contract.docx

Apr 24, 2020 22:09:34 UTC

**Activity**

	<b>Lake Country Village</b> IP: 47.14.20.220	created the document	Apr 24, 2020 22:11:09 UTC
	<b>Lake Country Village</b> IP: 47.14.20.220	sent the document to donm@lcvillage.org, pattyj@lcvillage.org, rlamora@yahoo.com, tmaglienti@yahoo.com, lindat@lcvillage.org, and peterh_999@hotmail.com	Apr 24, 2020 22:15:02 UTC
	<b>Patty Jaehn</b> IP: 68.191.10.6	first viewed the document	Apr 24, 2020 22:30:18 UTC
	<b>Patty Jaehn</b> IP: 68.191.10.6	signed the document	Apr 24, 2020 22:31:06 UTC
	<b>Thomas Maglienti</b> IP: 47.14.20.220	first viewed the document	Apr 24, 2020 22:50:28 UTC
	<b>Thomas Maglienti</b> IP: 47.14.20.220	signed the document	Apr 24, 2020 22:50:53 UTC
	<b>Don Miller</b> IP: 216.27.125.220	first viewed the document	Apr 24, 2020 22:55:10 UTC
	<b>Don Miller</b> IP: 216.27.125.220	signed the document	Apr 24, 2020 22:56:58 UTC
	<b>Peter Hayden</b> IP: 68.191.12.174	first viewed the document	Apr 25, 2020 02:06:59 UTC
	<b>Peter Hayden</b> IP: 68.191.12.174	signed the document	Apr 25, 2020 02:07:27 UTC
	<b>Randy Lamora</b> IP: 97.89.243.220	first viewed the document	Apr 25, 2020 02:25:04 UTC

✓	<b>Randy Lamora</b> IP: 97.89.243.220	signed the document	Apr 25, 2020 21:33:50 UTC
👁	<b>Linda Turner</b> IP: 24.176.136.148	first viewed the document	Apr 27, 2020 14:03:54 UTC
✓	<b>Linda Turner</b> IP: 24.176.136.148	signed the document	Apr 27, 2020 14:04:27 UTC

# Abbreviated Treasurer's Report

March 31, 2020

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

<b>GFNB Checking Beginning Balance</b>	<b>\$92,704.00</b>
<b>Deposits and Transfers In</b>	<b>\$65,134.51</b>
<b>Expenses and Transfers Out</b>	<b>\$65,346.16</b>
<b>GFNB Checking Closing Balance</b>	<b>\$92,492.35</b>

<b>SFCU Checking Beginning Balance</b>	<b>\$4,007.00</b>
<b>Deposits and Transfers In</b>	<b>\$0.00</b>
<b>Expenses and Transfers Out</b>	<b>(\$3,907.00)</b>
<b>SFCU Checking Closing Balance</b>	<b>\$100.00</b>

<b>Savings Beginning Balance</b>	<b>\$727,082.35</b>
<b>Net Deposits and Withdrawals</b>	<b>\$12,591.25</b>
<b>Interest Earned</b>	<b>\$940.60</b>
<b>Savings Closing Balance</b>	<b>\$740,614.20</b>

## End of Month Totals

<b>Total Cash on Hand (excl. HO credit balances)</b>	<b>\$817,874.25</b>
<b>Total Reserves</b>	<b>\$740,714.20</b>
<b>Net Budget Variance</b>	<b>\$43,050.15</b>
<b>Total Operating Surplus</b>	<b>\$34,109.90</b>



## Property Manager's Report

Month of April 2020

### Inspection Completed

### Dates

### Dates

From 3/11

To 3/27

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

New	Request #	Date Rec'd	Address	Description	Status
X			14 Baltimore	Request For Snow fence Next YR	New
X			2 Baltimore	Replacing Windows	approved

### Maintenance Issues

New	LCV w/o#	Date Rec'd	Address	Description	Status
X	20-3	21-Feb	17Kansas	Facia off with Gutters	Complete
X		20-Feb	22 Maryland	Sewer Backup	Large rootball removed
X		10-Feb	37 Kansas	Sewer Backup	Route Ball removed
X		17-Feb	10 Alana	Sewer Backup	Sand in Manhole
X			63 Maine	Facia Repair	Complete
X			19-21 Kans	Repair Shingles	Complete
X			21 Kansas	Repair siding	Complete
X			10 Baltimore	Repair siding	Complete
X			28 Maryland	Sewer Backup	Tree root again
X			64 Maryland	Backyard Spigot water in home	
X			35 Kansas	Sewer Backup	

### Open Contracts

### Invoices Passed

Contractor	Description	Status	Invoices Passed	
			Date	Amount
Harts	Combined Contract			\$21,435.50
Tree Removal		To be awarded		
Meter Modual		Change Order to KR		
Wooden Fence Bid		Out for Bid I extended Because N		
Spot Painting		Contract for signature		

### Complaints

Type	# Month	#YTD	#Outstdng	Comments
landscaping			0	
snow rem'.	1	6		
animals	1	1	0	Maine Rd. 95
Other visual			0	
Other				

### Violations

Type	# Month	#YTD	#Outstdng	Comments
Maint Req'd				
Animals				
Vehicles	2	4		Reviewed with owners
Visual				
Other				



**Resolution to Approve Self-Insurance**  
**April 27, 2020**

Whereas, Article IX of the Declaration of Covenants, Conditions, Easements and Restrictions requires the Association to obtain and maintain in force and effect, a policy of fire and other casualty insurance and,

Whereas, said Article states that in the event of damage by any casualty insured against in said policy, that the Association shall file a claim with its insurance carrier and shall make any “*proceeds of such insurance available to the Owner*” for repair or replacement of Owner’s unit” which *proceeds* are understood to be the amount agreed to be paid by the insurance company, less any deductible amount and,

Whereas, said Article further states that if the Association undertakes said covered repairs for reasons given in said Article, using the *proceeds* of said insurance, it shall deliver any excess insurance proceeds to the Owner and if the insurance *proceeds are insufficient to complete the repairs*, the Owner is responsible to the Association for such shortfall, which language limits the financial duty of the Association in the event of a claim to the insurance *proceeds* and,

Whereas, it is understood that one possible source of a shortfall of insurance proceeds is the deductible amount on said Association policy and,

Whereas, obtaining a policy with a large deductible amount may result in a significant insurance premium saving to the Association and thereby to the individual Owners collectively, however, in the event of a covered loss will more likely result in a shortfall of insurance proceeds to the claimant,

Therefore, the Board of Directors of the Association resolves that it,

- May obtain an insurance policy pursuant to the above Article, with a deductible amount chosen to affect, in its sole discretion and opinion, a significant premium savings for the Association and,
- Shall then, establish, maintain and replenish as needed, from its operating account, an Insurance Fund, which would be at least in part offset by the above premium savings, to be held as part of it’s reserve, in an amount at least equal to the chosen deductible amount of its insurance policy, less \$500, and to be used exclusively to supplement the Association’s insurance *proceeds* in the event of a claim for a loss covered by said insurance policy, the intent of which is to effectively reduce the policy deductible amount for any individual claim to \$500 through said Insurance Fund and,
- Shall dispense from such Insurance Fund, the amount of the Association’s insurance policy deductible, less \$500, to any Owner suffering a loss for a claim which is covered by the Association’s insurance policy, **only if** 1) the claim is

approved by said insurance company and 2) if, and to the extent that, a shortfall exists solely due to the deductible amount of the Association's policy. The actual amount dispensed from the Insurance Fund shall be based on the amount of the Owner's claim or the amount agreed to be paid by the insurance company, whichever is lower. The Association shall have the right to request and receive sufficient documentation from the Owner and/or its insurance company which is sufficient, in its sole opinion, to substantiate that the shortfall is in accordance with this policy, prior to dispensing the funds.

This resolution was approved in a duly held meeting of the Board via video conference on April 27, 2020 and is hereby ratified by signature of the Directors below.

	Signature	Date
Patty Jaehn _____	<i>Patty Jaehn</i>	05/09/2020
Randy LaMora _____	<i>Randy LaMora</i>	05/11/2020
Tom Maglienti _____	<i>Thomas Maglienti</i>	05/09/2020
Mike McKinnon _____	<i>Mike McKinnon</i>	05/11/2020
Don Miller _____	<i>Don Miller</i>	05/09/2020
Linda Turner _____	<i>Linda Turner</i>	05/09/2020
Peter Hayden _____	<i>Peter Hayden</i>	05/09/2020



Completed Document Audit Report  
Completed with Docsketch.com

Title: Resolution to approve Self Insurance












Document ID: 8c45ad5a-378a-4aa6-b0a3-188d82afa40a

Files

Resolution to approve Self Insurance.pdf

May 08, 2020 02:58:30 UTC

Activity

	<b>Lake Country Village</b> IP: 47.14.20.220	created the document	May 08, 2020 03:00:31 UTC
	<b>Lake Country Village</b> IP: 47.14.20.220	sent the document to tmaglienti@yahoo.com, peterh_999@hotmail.com, rlamora@yahoo.com, donm@lcvillage.org, pattyj@lcvillage.org, mikem@lcvillage.org, and lindat@lcvillage.org	May 09, 2020 00:31:19 UTC
	<b>Linda Turner</b> IP: 24.176.136.148	first viewed the document	May 09, 2020 10:23:10 UTC
	<b>Thomas Maglienti</b> IP: 47.14.20.220	first viewed the document	May 09, 2020 13:28:04 UTC
	<b>Thomas Maglienti</b> IP: 47.14.20.220	signed the document	May 09, 2020 13:28:21 UTC
	<b>Patty Jaehn</b> IP: 68.191.10.6	first viewed the document	May 09, 2020 13:31:10 UTC
	<b>Patty Jaehn</b> IP: 68.191.10.6	signed the document	May 09, 2020 13:31:43 UTC
	<b>Peter Hayden</b> IP: 68.191.12.174	first viewed the document	May 09, 2020 17:08:42 UTC
	<b>Peter Hayden</b> IP: 68.191.12.174	signed the document	May 09, 2020 17:13:54 UTC
	<b>Don Miller</b> IP: 216.27.125.220	first viewed the document	May 09, 2020 20:13:00 UTC
	<b>Don Miller</b> IP: 216.27.125.220	signed the document	May 09, 2020 20:19:50 UTC

✓	<b>Linda Turner</b> IP: 174.197.196.25	signed the document	May 09, 2020 22:22:15 UTC
👁	<b>Mike McKinnon</b> IP: 75.130.99.41	first viewed the document	May 11, 2020 10:56:18 UTC
✓	<b>Mike McKinnon</b> IP: 75.130.99.41	signed the document	May 11, 2020 10:56:42 UTC
👁	<b>Randy Lamora</b> IP: 97.89.243.220	first viewed the document	May 11, 2020 13:17:52 UTC
✓	<b>Randy Lamora</b> IP: 97.89.243.220	signed the document	May 11, 2020 13:18:29 UTC