



Lake Country Village

Homeowners Association, Inc.

10 Maine Rd., Plattsburgh, NY 12903

MINUTES

August 9, 2021 – 6 PM

At North Country Alliance Church

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

In Attendance: Peter Hayden, Linda Turner, Randy LaMora, Tom Maglienti and Ron Deragon. Excused Melissa Mowry. Quorum: Yes

Also, present Property Manager Curtis Latremore, Bookkeeper Anne Sanford, and one homeowner.

Linda made motion to accept minutes from meeting of July 26, 2021. Ron 2nd the motion. All board members voted in favor to accept: Motion Passed

REPORTS:

Treasurer Report: Tom gave treasurer's report. Randy made motion to accept Treasurer's Report. Ron 2nd. All in favor. Motion passed.

Property Manager Report: Curtis gave Property Managers Report. Motion by Randy to accept Property Managers Report. 2nd by Tom. All in favor. Motion passed.

Roof Inspections done by New Image Roofing. Curtis gave report and updates.

Contract update: Acceptance of the Bid from New Image Roofing. A total of 11 bid packages were sent out to roofing contractors. New Image was the only contractor to submit a bid. Other contractors were too busy to complete the work within the requested time. Board considered re-bidding for spring construction but declined due to the condition of the existing roofs. In consideration of the above, motion by Randy to accept the Bid in accordance with paragraph 3n of our Contract Guidelines. 2nd by Linda. Roll Call vote called for. All board members voted in favor of accepting bid. Motion carried.

Communication Committee: Newsletter coming up in September. Anyone has any articles they would like to submit contact Communications Committee.

Landscape Committee: Has received notice that Don Miller has resigned from the Landscape Committee. The Board thanked Don for time and dedication he has put in on this committee.

No other committee reports.

OLD BUSINESS:

Discussion on 1 Caitlin on Air Conditioner unit in window, Motion by Peter to allow A/C to remain in window for remainder of summer season. However it must be installed by HOA guidelines beginning May 1, 2022. Tom 2nd the motion. All in favor. Motion

carried. 1 Caitlin will be advised by Property Manager that beginning in May of 2022 A/C Unit must be installed per HOA Guidelines.

Fences discussed: Board to have Committee of the Whole Meeting on Monday, August 16, 2021 to discuss fencing proposal and ideas. Discussion on the need for a quorum for the upcoming vote on the fences and that there needs to be an effort to advertise to get the vote out. Actual vote will take place at a special meeting of the members. Motion by Tom to establish the date of the special meeting to be September 27, 2021. Seconded by Randy. All voted in favor. Motion passed.

New Business:

Vacant Board Seat. Ron Made Motion to have Mike McKinnon to fill vacancy by Jen Dyer for the remainder of her term and to be filled immediately. Randy 2nd motion. All in favor. Motion carried.

Contractors discussed. Some homeowners are getting upset with contractors who have been hired by the board to do work in the village, i.e., Harts, roofing contractors, etc. If any Homeowner has any issues with the contractors, they should contact Property Manager or Board Member immediately, and not interfere with work that the contractors have been hired to do.

Homeowner Comments and Concerns:

Getting reports of vehicles going fast through the village at dangerous speeds, especially near Kiosk on Maryland. Also, that some vehicles are making dangerous U-Turns near the kiosks. City Police to be notified to watch for this.

Motion By Peter to Combine the Landscaping Committee and the Beautification Committee into one Committee. 2nd by Ron All in favor. Motion carried.

Next Board Meeting scheduled for August 23, 2021, at 6:00 pm At North Country Alliance Church.

Motion By Ron 2nd by Linda to adjourn Meeting. All in favor. Motion passed. Meeting concluded at approximately 7:45 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

July 31, 2021

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

GFNB Checking Beginning Balance	\$55,555
Deposits and Transfers In	\$65,923
Expenses and Transfers Out	\$26,895
GFNB Checking Closing Balance	\$94,583

SFCU Checking Beginning Balance	\$2,100
Deposits and Transfers In	\$0
Expenses and Transfers Out	(\$600)
SFCU Checking Closing Balance	\$1,500

Savings Beginning Balance	\$941,824
Net Deposits and Withdrawals	\$11,997
Dividend/Interest/Change in Mkt. Value*	\$757
Savings Closing Balance	\$954,579

*Toews High Income Bond Fund

End of Month Totals

Total Cash on Hand (excl. HO credit balances)	\$1,031,414
Total Reserves	\$955,390
Net Budget Variance	\$40,215
Total Operating Surplus	\$73,034

Property Manager's Report

Month of July/Aug. 2021

Inspection Completed

Dates

Dates

From 8/2

To

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

New	Request #	Date Rec'd	Address	Description	Status
				See log	
X			80 Maryland	Remove Shrubs under the roof	Approved

Maintenance Issues

New	LCV w/o#	Date Rec'd	Address	Description	Status
X			152 Maryland	Water in Laundry roof	Owners Issue
X			35 Kansas	Leaking roof 2008	Chad will look at it 8/10/21
			25 Maine	Bad drains roots in line	open very poor drainage

Open Contracts

Invoices Passed

Contractor	Description	Status	Date	Amount
Harts	Combined Contract			\$21,435.50
Roto Rooter	32 Maine Rd.	working	30-Jun	\$439.02

Complaints

	Type	# Month	#YTD	#Outstndg	Comments
	landscaping				
	snow rem'l.				
	animals				
	Other visual		5		
1	Other	1	5		Noise/Backyard

Violations

	Type	# Month	#YTD	#Outstndg	Comments
	Maint Req'd				
	Animals				
	Vehicles	1	6		Boat in driveway
	Visual	1	4		Garbage cans
	Other				

