



10 Maine Rd., Plattsburgh, NY 12903

MINUTES
January 25, 2021
(VIA Video Conference)

******* Recording Issues, These Minutes are being submitted from the best recollection from the Board Members *******

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

In Attendance: Peter Hayden, Linda Turner, Tom Maglienti, Randy LaMora (Approximately 20 minutes late), Ron Deragon and Jen Dyer. Quorum: Yes

Also, present Property Manager Curtis Latremore, Bookkeeper Anne Sanford, and approximately 6 homeowners.

Minutes from Previous board meeting Dated January 11, 2021. Tabled

REPORTS:

Treasurer's Report: No Treasurer's Report. Tom suggested we start adopting Treasurer's report prepared monthly as this is the only financial statement prepared on a monthly statement and only reflects what has already been spent.

Property Managers report:

Curtis gave update.

Tom mentioned that any work request approved by the board should be in the minutes along with any work request approved by the property manager. Tom also suggests that property managers report be accepted by a motion Tom made motion to accept Property Managers Report; 2nd By Linda. All in Favor. Motion Passed.

Property manager listed all work/maintenance requests that did not need board approval in his report.

Contract Updates: Landscape contract was discussed. Curtis mentioned 2 issues that Hart's had with the proposed contract. One was with the yearly pruning. Paul indicated he did not want to be required to prune all the trees in the village in one year. Peter suggested that in April that we, along with the Landscape Committee, do a walk through with Paul through the village and show him the pruning requirements for the year.

Second issue was on where he could put his winter storage bins. Paul would like to place them on the common area. Lengthy discussion on the pros and cons of having them on the common area. A walk through was suggested for a possible site location, possibly during the week. Curtis to send notice out to board members if anyone interested in doing the walk through. Tom suggested that if we allow Harts to use the common area that we add it to his contract or draft a separate agreement to avoid any

liability issues.

Communication Committee: Tom indicated that newsletter was ready to go, except the needed article on renting. The article proposes a period of amnesty until April 1, 2021 for owners currently renting their units to provide required information. Tom made motion to grant this amnesty period; 2nd by Jen. All in favor. Motion Passed.

Tom is also looking for printed copies of the phase 2 and 3 prospectus. If anyone has a copy could they please let him know.

Landscape Committee: Nothing at this time.

Election Committee: Carol is currently trying to contact any previous committee members to find a new chairperson. No one has volunteered. The Board also feels that no board member should be a chairperson to this committee since they are all elected, and they do not want it to be a conflict of interest.

No other committee reports

Tabled items: Motion by Linda to approve Minutes from December 14, 2021, 2nd by Ron. All in Favor. Motion approved.

OLD BUSINESS:

Water demand petition – Tom had conversation with Jaime Canales and sent requested information to him. No further information at this time

Update on Email issues: As a test, Tom purchased 2 licenses for G-suite, which should allow up to 500 recipients per email. Hopefully, this should eliminate any delivery problems. If this works Tom suggested that the board might want to purchase more licenses in the future.

Lighting in Kiosk Update: Waiting for KAR Electric to complete hard wiring at Maryland and Iowa locations. Solar light will then be moved back to Dakota. We are also waiting for response from Handi-Hut on a refund of the purchase of the 2 solar lights we had returned.

New Business

Zoning on Kansas: The request for a variance for the project on the Corner of Kansas and Kentucky has been approved by the city.

2021 -2022 Budget Tom Proposed a date of February 22, 2021 as a starting Date of our budget meetings. Curtis was asked for his inspection sheets a week before the budget meeting. Curtis also indicated he has some projects he would like to suggest at the meeting.

Kiosk signs, Bulletin Boards, etc. There is a 30-minute parking sign near the Kiosk in some of the old locations. After some discussion it was felt by the board that these signs are no longer needed. Curtis to contact city to have them removed.

Monthly meetings were discussed. The meeting will be held the second Monday of the month and the 4th Monday if one is needed.

Minutes of meetings. Randy stated that if the minutes need to be adjusted that he would like the adjustments/corrections sent to him that way he can make the corrections prior to the monthly meeting.

Brief discussion on Pet Regulations - to be added to agenda for next meeting.

Invoice approval: Tom made motion to authorize the Communication Committee to spend up to \$300 to copy and mail out Newsletter; 2nd by Jen. All in Favor. Motion Passed.

Next meeting will be Webex on February 8, 2021 at 6:00 pm

Motion by Tom, 2nd By Peter to adjourn meeting. All in favor.

Respectfully Submitted by,

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

**Randy LaMora
Secretary, LCVHOA**

Property Manager's Report

Month of Dec. & Jan 21

Inspection Completed

Dates

Dates

From

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

New	Request #	Date Rec'd	Address	Description	Status
x		16-Jan	104 Maryland	Window replacement	Approved

Maintenance Issues

New	LCV w/o#	Date Rec'd	Address	Description	Status
X		16-Jan	63 Maine	Garage Light not working	Gave to KR to look at
X		16-Jan	63 Maine	Fence needs repairs	Added to list for James
X		20-Jan	137 Maryland	cover for clean out broken	Bobs will replace

Open Contracts

Contractor	Description	Status	Invoices Passed	
			Date	Amount
Harts	Combined Contract			\$21,435.50

Complaints

Type	# Month	#YTD	#Outstdng	Comments
landscaping	3	3	0	People Questioning why mowing
snow rem'l.	1	6		
animals	2	2	0	Dog
Other visual	1		0	Garbage cans
Other	2	3		Smoker

Violations

Type	# Month	#YTD	#Outstdng	Comments
Maint Req'd				
Animals				
Vehicles	2	6		People parked in long driveway
Visual				
Other				

