



# Lake Country Village

## Homeowners Association, Inc.

10 Maine Rd., Plattsburgh, NY 12903

### MINUTES

February 8, 2021

(VIA Video Conference)

President Peter Hayden Called the meeting to order at 6:01 pm

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

Also, present Property Manager Curtis Latremore, Bookkeeper Anne Sanford, and approximately 7 homeowners.

Ron made motion to accept minutes from meeting of January 25, 2021 with one word correction, Tom 2<sup>nd</sup> the motion. All board members voted in favor: Motion Passed.

### REPORTS:

Treasurer Report: Tom gave Treasurer's Report. Tom indicated that the Treasurer's Report should be accepted in a form of a motion. Mike made motion to accept Treasurer's Report. 2<sup>nd</sup> By Ron. All board members voted in favor. Motion Passed.

### Property Manager's Report:

Curtis informed board that one homeowner asked about a vent for upstairs bathroom. Curtis informed homeowner to submit work request when they are ready to install vent.

Communication Committee: Newsletter has been sent out Positive feedback on the newsletter.

Landscape Committee: No Report

Election Committee: Election Committee Is still looking for a new Chairperson if anyone is interested please submit an email to the Election Committee. Tom also mentioned possibly using an electronic voting system.

### OLD BUSINESS:

Water demand charge discussed. Peter and Tom, along with Alderperson Canales and County Legislator Hughes, met with Mayor on Friday February 5, 2021. Indicated it went very well. Awaiting decision from Mayor's office.

Crosswalk discussed for Kiosk on Maryland. Request sent to city, waiting for reply from city.

Removal of 30-minute parking signs from where Old Kiosk were. No update yet. Curtis to contact city again.

Tabled minutes from January 11, 2021. Tom made motion to accept minutes from January 11, 2021. 2<sup>nd</sup> by Mike. All board members voted in favor. Motion passed

**NEW BUSINESS:**

Pet regulation discussed. Tom made motion to remove the 45-pound weight limit on dogs, 2<sup>nd</sup> by Mike. All board members voted in favor. Motion Passed.

Also discussed on what breed of dog that homeowners could have. Board to check with Insurance company to see what liability we have, if any.

Randy discussed of getting benches for the community and possibly putting them where the old kiosks were, or other locations decided by the board. Suggestion to be looked at further in the spring.

Snowstorm and snow removal discussed. The Board indicated that we can not dictate on how Hart's runs his business if he complies with the terms of his contract. Tom informed Curtis that the board should get a list of compliments and complaints from homeowners that have contacted him. That way the board can address any issues with the snow removal.

Invoice approval: Tom made motion to reimburse Ann the amount of \$164 for office supplies. 2<sup>nd</sup> by Randy. All board members voted in favor. Motion passed.

Homeowner asked about painting of the buildings and the medallions above some of the garages. Tom informed homeowner that it will be discussed at upcoming budget meeting. Tom also invited homeowner, who is on a committee, to attend budget meeting that is scheduled for February 22, 2021 at 6:00pm.

Next regular meeting will be by WEbex On March 8, 2021 at 6:00 pm

Motion by Mike To adjourn meeting 2<sup>nd</sup> by Pete. All board members voted in favor. Motion passed.

Respectfully submitted by,



Randy LaMora  
Secretary, LCVHOA

# Abbreviated Treasurer's Report

January 31, 2021

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

<b>GFNB Checking Beginning Balance</b>	<b>\$59,157</b>
<b>Deposits and Transfers In</b>	<b>\$60,378</b>
<b>Expenses and Transfers Out</b>	<b>\$52,784</b>
<b>GFNB Checking Closing Balance</b>	<b>\$66,751</b>

<b>SFCU Checking Beginning Balance</b>	<b>\$4,335</b>
<b>Deposits and Transfers In</b>	<b>\$0</b>
<b>Expenses and Transfers Out</b>	<b>\$0</b>
<b>SFCU Checking Closing Balance</b>	<b>\$4,335</b>

<b>Savings Beginning Balance</b>	<b>\$858,224</b>
<b>Net Deposits and Withdrawals</b>	<b>\$13,754</b>
<b>Interest Earned</b>	<b>\$1,069</b>
<b>Savings Closing Balance</b>	<b>\$873,047</b>

## End of Month Totals

<b>Total Cash on Hand (excl. HO credit balances)</b>	<b>\$924,582</b>
<b>Total Reserves</b>	<b>\$877,371</b>
<b>Net Budget Variance</b>	<b>(\$287)</b>
<b>Total Operating Surplus</b>	<b>\$47,365</b>