



Lake Country Village

Homeowners Association, Inc.

10 Maine Rd., Plattsburgh, NY 12903

MINUTES

January 10, 2022, 6 PM

North Country Alliance Church

President Peter Hayden called the meeting to order at approximately 6:05 pm.

In Attendance: Peter Hayden, Linda Turner, Tom Maglienti, Randy LaMora, Ron Deragon, Melissa Mowry (via speaker phone) and Mike McKinnon. Quorum: Yes

Also, present Property Manager Curtis Latremore, Bookkeeper Anne Sanford, and 1 homeowner.

Motion from Linda to accept minutes from December 27, 2021. 2nd by Mike All in favor. Motion passed.

REPORTS:

Treasurer Report: Tom gave Treasurer's Report. Motion by Ron, 2nd by Linda to accept Treasurer's report. All in Favor. Motion passed.

Property Managers report:

Curtis gave updated Property Managers Report.

Randy made motion to accept Property Managers Report, 2nd by Mike. All in favor. Motion passed.

Curtis gave a list of roof deficiencies to forward information to HOA attorney.

Fencing Update: Curtis had received communication from AFSCO Fencing Company who had also submitted a bid on fencing project. Lengthy discussion on fencing concerns. AFSCO stated that the bid was only good until Friday, January 14, 2022, because of vinyl fencing price could possibly change after that. Board to look at bid and get back to AFSCO by Friday. Board to have a COTW meeting on Wednesday about this issue.

Contract Updates: None at this time.

Communication Committee: Newsletter to be sent out in near future.

Landscape Committee: None at this time.

Election Committee: None at this time.

No other committee reports.

OLD BUSINESS:

Maryland Water Project: No response from HOA attorney.

55 Maine Sidewalk: Still Waiting for grinder to become available.

Kansas Sign Update: Completed.

Baltimore Pump: Invoice sent out.

NEW BUSINESS:

Discussion about people illegally parked on HOA common area, lawns etc.: Discussion on possibly putting stickers on vehicles for violating HOA parking violations. If continue to violate will assess a fine to homeowner.

Discussion about Construction vehicle that had blocked access to homeowner's garage area with their construction vehicle and trailer in driveway. When asked to move vehicle, person who had said vehicle refused. In future if construction vehicle refuses to move, City Police to be notified and will have vehicle towed at owner's expense.

Discussion about people who clean snow off their cars after Harts have removed snow and leaving banks around vehicles. It is the Homeowners responsibility to remove snow that they had cleaned off their vehicles if they had done it after snow removal is completed by Harts.

Construction Debris: Homeowner has left construction debris outside of unit. Homeowner given till weekend to have debris removed. Peter made motion that if homeowner has not removed debris by Saturday January 15, 2022, that a fine of \$50 per day will be imposed until it is removed. 2nd by Ron. Motion passed.

Air Conditioners in Windows: Letters to be sent to homeowners who are in violation to have them removed per HOA Guidelines. Curtis to send out letters by next meeting.

Yard Waste Bags: Look into city doing yard pick up: Follow up City does pick up yard debris i.e., leaves branches etc. as long in biodegradable paper bag. However, no set day they pick up.

Trail Cameras: Mike to purchase 2 trail cameras.

Invoice approval: Tom made motion to renew G-Suite Email, which is the Email system that Communication Committee and Property Manager Uses, for a sum of \$166.27. 2nd by Randy. Motion passed.

Next meeting will be a COTW meeting, Board members only, on January 24 ,2022 at 6:00 pm

Next Regular Board meeting will be February 14, 2022, at 6:00 pm

Motion By Peter, 2nd by Randy to go into executive session.

Back in regular session.

Motion by Linda, 2nd by Mike to adjourn meeting. All in favor. Motion passed.

Respectfully submitted by,



Randy LaMora, Secretary

Abbreviated Treasurer's Report

December 31, 2021

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

GFNB Checking Beginning Balance	\$82,405
Deposits and Transfers In	\$102,813
Expenses and Transfers Out	\$57,917
GFNB Checking Closing Balance	\$127,301
SFCU Checking Beginning Balance	\$100
Deposits and Transfers In	\$0
Expenses and Transfers Out	\$0
SFCU Checking Closing Balance	\$100
Savings Beginning Balance	\$834,914
Net Deposits and Withdrawals	\$11,997
Dividend/Interest/Change in Mkt. Value*	\$1,664
Savings Closing Balance	\$848,575

*Toews High Income Bond Fund

End of Month Totals

Total Cash on Hand (excl. HO credit balances)	\$963,248
Total Reserves	\$890,093
Net Budget Variance	\$52,207
Total Operating Surplus	\$73,047

Property Manager's Report

Month of Dec 2021

Inspection Completed

Dates

Dates

From 1/3

To

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

New	Request #	Date Rec'd	Address	Description	Status
				See log	

Maintenance Issues

New	LCV w/o#	Date Rec'd	Address	Description	Status
			113 Maine	Fence down	Complete
			28 Maryland	Fence down	Complete
			15 Caitlin	Fence down	Complete
			140 Maryland	Fence down	Complete
			3 Kentucky	Sofit down	Complete
			70 Maryland	Siding	Complete
			39 Kansas	Shingles	Complete
			33 Maine	Shingles	Complete
			47 Maine	Pine Tree Leaning	not sure yet what to do
			14 Baltimore	Shingles	Complete
			10 Maryland	Roof Leaking	Temp repairs complete

Open Contracts

Contractor	Description	Status	Invoices Passed	
			Date	Amount
Harts	Combined Contract			\$21,435.50
KAR	Electric at Maryland Kiosk	Done		\$2,655.22

Complaints

Type	# Month	#YTD	#Outstdng	Comments
landscaping				
snow rem'l.				
animals				
Other visual		5		
Other	1	5		

Violations

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

Date	Name-First	Name-Last	No. Street	Phone	HR	MR	Details	Supporting docs	Entry ID	Request Status	Comments/Date Approved/Completed	Work Status
09/28/2021	Amy	Fessette	58 Maine	(518) 420-8868	no	yes	Request removal of old, dying lilac tree that is located on the side of our end unit, off from the front porch area by the downstairs bathroom window. It barely produces blooms each year, yet it attracts an enormous amount of bees. Some branches have broken off with heavy winds.	There are no supporting documents	240	See Comments	Tree policy/issue directed owner to website	
09/29/2021	Homier	Fourrier	25 Maine	5185610855	no	yes	The walk-in door to the storage room beside my garage has paint peeling off. Needs repainting. Thanks	There are no supporting documents	239	See Comments	Hopefully we'll get moving on these this year	
09/23/2021	The	Duprey's	18 Aiana	5185783155	no	yes	Hello, This is our 2nd request wondering when our unit will be painted? First request was sent Monday, the 20th... Thank You	There are no supporting documents	238	See Comments	Painter went to paint but owner was having a party it will be painted just waiting on painter	
09/20/2021	Tammy	Keisey-Fayro	28 Kansas	518-578-6826	no	yes	Hi Curtis, I would like to request the brush behind and on the side of our place be brush hogged. I spoke with Paul Hart and he said it certainly could be done, and he thought the previous owner may have asked him to let it grow. Unfortunately, it is now out of control and it is hard to walk around the side to get to our back gate, and it is a real eye sore as well. There is an empty lot behind us that has a survey marker on one end of the property and one at the other as well, so the Hart's will have no issue deciphering the boundary lines/stakes. (Paul also looked at the boundary stakes himself, so he knows where they are). Also, we have several pine trees in our yard/maybe common area, that had been slated to be taken down and were clearly marked with tape as well. It was told to me that an individual across the street, decided she didn't want that to happen and took the ribbon off the trees. I would like to request that two of them be removed, which are directly in front of our house. One is near the driveway and pine cones are constantly falling in it, the sap leaks everywhere and the lawn is never going to be enjoyable or useable with them there. It is sand, ruts and pine cones. You can't walk on it barefoot and it tracks in sap. As far as the lady that took the ribbon off the trees, should not have, as it does not concern her what is felt from my front door and driveway. Thank you so much for your time and consideration with our requests.	There are no supporting documents	237	See Comments	Harts are cleaning it up prior owners requested it not be touched years ago this has become very messy/looking and overgrown	
09/20/2021	Tammy	Keisey-Fayro	28 Kansas	tmkeisey6592@gmail.com	yes	no	Hi Curtis, I spoke with you regarding removing a shrub in my personal flower bed, and replacing with perennial flowers; therefore, I am requesting permission to do so. Thanks!	There are no supporting documents	236	Approved		
09/15/2021	Charles	Carver	39 Maine	72093958967	yes	no	Install ductless A/C condenser (and connecting lines to interior blower units). Condenser to be situated in fenced-in backyard between living room window edge and patio. Installer will be J. Hogan Refrigeration and Mechanical Inc.	There are no supporting documents	234	Approved		
09/14/2021	Ariel	Masten	76 Maryland	5185340956	yes	no	I am requesting approval to have my townhouse power door and the back of my unit.	There are no supporting documents	233	Approved	suggest a contractor and also notified owner that low pressure is what should be used as any damage to paint will be there responsibility	
09/14/2021	Ariel	Masten	76 Maryland	armaster02@yahoo.com	yes	no	I am requesting approval to have gutters installed along the garage and across the back and front of my unit.	There are no supporting documents	232	Approved	with understanding draining does not hinder sidewalks or driveway	

09/14/2021

09/14/2021

09/15/2021

09/20/2021

09/20/2021

09/23/2021

09/28/2021

09/29/2021

Date	Name-First	Name-Last	No. Street	Email	Phone	HR	MR	Details	Supporting docs	Entry ID	Request Status	Comments/Date	Work Status
09/06/2021	Kathy	Eppier	17 Iowa	kayma18@hotmail.com	518-572-9751	no	yes	I have a large evergreen in front yard near shed and it has overgrown and dying. Would like to have removed and possibly replaced with something smaller and more manageable. Other trees near my unit (birch in front) and particularly large tree in back need trimming (as hanging over patio area). I do not believe either has been trimmed since I have been here. (9 years)	There are no supporting documents	231	See Comments	Pointed owner to tree policy also spoke to harts about the back yard trees	
09/06/2021	Kathy	Eppier	17 Iowa	kayma18@hotmail.com	518-572-9751	yes	no	The front yard area has very little grass and mostly sand. Requesting approval to bring top soil and have grass planted in the front of my unit to the road and parallel to the side of the building (I'm on the end). Obviously, I will have to water and will have to be roped off so Harts does not disturb. Would like to accomplish asap and I understand this is my own expense.	There are no supporting documents	230	Approved	Approved 9/13/21	
09/05/2021	Naomi	Bradshaw	107 Maryland	n17om@gmail.com	15183242864	yes	no	I need to replace my garage door and its trim. This time I want to get a garage door that has windows in the upper panel such as many other garage doors in CV have, this will be at my expense and as soon as can be done by the Overhead Door company.	There are no supporting documents	229	Approved	Approved 9/13/21	
09/03/2021	Ariel	Masten	76 Maryland	armasten02@yahoo.com	5185340956	no	yes	I'm requesting to have the shrub that is between my sidewalk and garage removed completely as it is starting to impede on the walkway.	There are no supporting documents	228	Homeowner Issue		
09/01/2021	Barbara	Hayden	55 Maine	pbh@charter.net	5185632261	no	yes	If this is an HR request instead of a MR request and I have to fill out the appropriate form, please let me know! Thank you!	There are no supporting documents	227	See Comments		Budgeted for Future Work
08/25/2021	Linda	Turner	99 Maine	lturner4918@gmail.com	5185697193	no	yes	This request is on behalf of an elderly woman, DOROTHY MACDONALD, at 55 MAINE RD. She couldn't possibly submit her own form. The sidewalk near her side is heaved and cracked in half. She has many health care workers that come during the day to help her. Someone is going to fall. She does also go out with help. It's just a generally unsafe situation that needs to be addressed. Thank you. I have a photo but I don't know how to upload it.	There are no supporting documents	226	See Comments		Budgeted for Future Work
08/25/2021	Linda	Turner	99 Maine	lturner4918@gmail.com	5185697193	no	yes	Moss is growing on my garage roof and the north side of my front shed. The Moss is growing around the edges of the shingles and appears to go under the lower edges. My gutter in this area is normally very clean. It now has roofing material in it. I believe the moss is damaging the roof. Would someone please take a look at it to assess the situation and take appropriate action. Thank you.	There are no supporting documents	225	See Comments		Budgeted for Future Work
08/23/2021	Cyde	Carroll	152 Maryland	electra32@ide@yahoo.com	518 335-8480	yes	no	In the month of Sept 2021, Fuller excavation will be pouring a concrete and stamped patio in our back yard. They will need access by means of common grounds outside our fenced yard.	There are no supporting documents	224	Approved	Approved 9/13/21	
08/20/2021	Alice And Ed Jones		34 Maryland	hakjones5@netzero.net	518-335-7700	yes	no	Replacing one upstairs window and installing one downstairs window	There are no supporting documents	223	Approved		
08/16/2021	David	West	69 Maryland	carmodel61@gmail.com	516 242-2948	yes	no	I am planning on installing a ductless wall ac unit and condenser to rear west wall (south side) adjacent to back three casement windows. This work also need a LB conduit running from the electrical panel to the outside of the west wall. This conduit will be dug near the current fence and into the owner's property. James Electric will perform the electrical work and J Hogan Refrigeration and Mechanical will install the ac unit.	Enailed supporting documents separately to PM	222	Approved	Approved 9/13/21	
08/12/2021	Joan	Riani	93 Maryland	joanriani@hotmail.com	518 324 6120	no	yes	2 Front Posts (pillars) need repair or replacement!	There are no supporting documents	221	See Comments		Budgeted for Future Work
08/06/2021	Cyde	Carroll	152 Maryland	electra32@ide@yahoo.com	518 335-8480	no	yes	Have water inside of interior wall causing black mold. Possibly caused by a leak around the vent pipe through the roof. Property manager has been notified	There are no supporting documents	220	Homeowner Issue		Completed by Homeowner

Date	Name-First	Name-Last	No. Street	Phone	HR	MR	Details	Supporting docs	Entry ID	Request Status	Comments/Date Approved/Completed	Work Status	
08/03/2021	Valerie	Parker	13 Baltimore	5184203930	no	yes	The soffit on my side of the garage is damaged from former owners having a satellite dish installed. I'm thinking about getting gutter installed this fall, and would need that section replaced. Thank you.	There are no supporting documents	219	Homeowner Issue	Approved/Completed		
07/31/2021	Jon	Poissant	84 Maryland	5185721227	yes	no	We would like to replace and add seamless gutters to our back area and front entrance area. We typically use Robert and Gardner if that is acceptable. TY Jon	There are no supporting documents	218	Approved			
07/25/2021	Kara	Bordeau	1 Caitlin	518-593-7574	yes	no	Would like to place wooden painted artwork created for privacy on top of sections of my fence. No hardware or permanent change is being done to the fence. Artwork would rest between the slats of the fence. Can easily be slid in and out for removal. Would be up during the warmer months for privacy and put away during winter months. Back patio area is very close to Maine Rd. sidewalk and slants downward, making the fence lower, allowing for people who constantly walk by to look into my back patio or windows of my house.	Attached via upload	217	Approved	Board approved	Completed by Homeowner	
07/23/2021	Henry	Ward	39 Kansas	5184697113	yes	no	Replace Storm Door and Entrance Door	There are no supporting documents	216	Approved	Mailed to owner		
07/19/2021	Lisa	Waterhouse	82 Maryland	5184202447	no	yes	I need to have the cement slab in front of my garbage room door jacked up.	Attached via upload	215	See Comments	Need jacks	Budgeted for Future Work	
07/19/2021	Jon Poissant	Poissant	84 Maryland	5185721227	yes	no	We need to replace our water heater. We will try to put the vent and intake through the wall but think it might need to go through the roof based on required clearances. I contacted Thomas Construction about installing the boot if it is through the roof as not to void any warranties. Thank you. Jon	There are no supporting documents	214	Approved	Homeowners issue		
07/18/2021	Scott	Storms	33 Kansas	518-572-1232	yes	no	I would like to replace my Storm door on the front of my house. It's going to be replaced with one very similar. The only difference is the new one will have an internal screen so I don't have to take the screen out in the winter.	There are no supporting documents	213	Approved			
07/16/2021	Marco	Cablian	2 Aiana	5186450953	no	yes	Tree needs to be trimmed. Harts could only trim up to 20 feet. Taller branches are still hanging over roof(s). The tree litters the area considerably. Would like it trimmed back to common area boundaries if possible.	There are no supporting documents	212	See Comments	On harts list	Budgeted for Future Work	
07/13/2021	Barbara Hay	Hayden	31 Kansas	5185632261	no	yes	31 and 33 Kansas have the huge trees in front that are so heavy the branches are so low and need to be pruned so as not to touch the cars or overhang on the walkway. Thank you.	There are no supporting documents	211	See Comments	On Harts list	Budgeted for Future Work	
07/12/2021	Judy	Barcomb	12 Baltimore	518-578-5694	no	yes	Can an update be provided at tonight's meeting for the email that I sent on 6/9 regarding trimming on NY Road. Maybe I should have sent it as a work request, but it was more a question, at the time. We would like our tree in the front to be trimmed...it's getting overgrown!	Attached via upload	210	Complete	August for Harts	Completed by HOA	
07/12/2021	David & Holly	Duprey	18 Iowa	5185783155	no	yes	We are doing work within our fenced area that will require me to bring in a small excavator and dump truck. This will allow us to remove plantings, pavers etc. We have called DIG SAFE and will be clear on Monday 7/12. My company, JFP Enterprises Inc. is registered with the city of Plattsburgh and is fully insured. Do you need an insurance certificate naming LCV additionally insured? I fully understand that we need to make sure the common area we travel over is left in a condition equal to or better than when we found it. We will travel around our home only to the West side. This work should take no more than 2 days. Just moving here. I am not sure if there is anything else I need to do and will gladly comply. Thank you! Jon	Enthailed separately to PM	209	See Comments	on Harts List		
07/11/2021	Jon F Poissant	Poissant	84 Maryland	5185721227	yes	no	We are doing work within our fenced area that will require me to bring in a small excavator and dump truck. This will allow us to remove plantings, pavers etc. We have called DIG SAFE and will be clear on Monday 7/12. My company, JFP Enterprises Inc. is registered with the city of Plattsburgh and is fully insured. Do you need an insurance certificate naming LCV additionally insured? I fully understand that we need to make sure the common area we travel over is left in a condition equal to or better than when we found it. We will travel around our home only to the West side. This work should take no more than 2 days. Just moving here. I am not sure if there is anything else I need to do and will gladly comply. Thank you! Jon	There are no supporting documents	208	Approved			
07/09/2021	Melissa	Mowry	98 Maryland	5183325186	no	yes	98 Maryland has buildup in rain gutters and there is also a moss growing on the front roof between 96 & 98 Maryland. Are homeowners supposed to take care of rain gutters or is this part of the HOA? Thank you!	There are no supporting documents	207	Homeowner Issue	Sent email		
06/30/2021	Jenna	Hayden	53 Maine	jenna.leigh.hayden@gmail.com 5185937947	no	yes	Our exhaust vent is about to fly off of our roof.	There are no supporting documents	205	Homeowner Issue	It appears to be leaning but many look the same	Unknown	

Date	Name-First	Name-Last	No. Street	Phone	HR	MR	Details	Supporting docs	Entry ID	Request Status	Comments/Date Approved/Completed	Work Status
06/30/2021	Carherine	O'Hara	121 Maryland	2038581321	no	yes	Tree outside my condominium has branches covering my roof.	There are no supporting documents	204	See Comments	To Harts	
06/18/2021	Beatrice	Parks	7 Maine	518-559-4941	yes	no	replace 2 windows facing Maine Rd. Work to be done by Pella. Windows will match what is removed except large window area will be double hung windows. There is no timeline on this.	There are no supporting documents	203	Approved		
06/09/2021	Judy	Barcomb	12 Baltimore	518-576-5694	no	yes	Is there any chance that we can get Paul to trim the hedges around the village, like he used to do, especially at the main entrance on New York Road? It would make the area look so much more inviting. I am not sure why we had him stop doing it.	Attached via upload	202	See Comments	August for Harts	Budgeted for Future Work
06/08/2021	John Maziarz	Maziarzski	36 Kansas	3524095146	no	yes	Trees in front and side yard are overgrown branches hit my truck when I pull it into driveway also unable to walk across front yard due to low branches	Attached via upload	201	See Comments	On Hart List	
06/01/2021	Doug	Rombach	21 Iowa	518-310-1190	yes	no	Remove 3 bushes and stones next to front door and re-landscape with new blocks, small bushes or flowers and mulch.	There are no supporting documents	200	Approved	Approved	
05/25/2021	Alain	Gilbert	85 Maryland	5185659188	no	yes	See attached picture. The roof is in very bad shape. Could you have an expert to assess it. In my opinion it needs to be replaced this year. I know contractors are very busy and need to be hired very soon for the work to be done this year. Please get back to me and neighbors with an update. Thanks.	Attached via upload	199	Complete	Reports done on roofs	Completed by HOA
05/23/2021	Cortney	Provost	63 Maine	5185361319	yes	no	I'm requesting approval to place a ductless air conditioner in the upstairs of my condo such as seen in pic attached	Attached via upload	198	Approved	approved	
05/21/2021	DOONNA A D	Donah	73 Maryland	5185636787	no	yes	Column is falling down at 73 Maryland Road. This house needs attention now. I am Carl & Lorena Tracy's daughter. I will be selling the property & I need any outside repairs done. The fence needs attention also.	There are no supporting documents	197	See Comments	Column has issues on bottom Newer than most in village will have it done	
05/21/2021	Judy	Barcomb	12 Baltimore	518-578-5894	no	yes	The two spigots that are between my unit and Trinas have seized up. The plumber that I have talked to cannot work on them until the water is shut off. My unit is to the right of this picture (attached) and Trinas is to the left. Are there any maps/schematics available that would show that, so that I can get these repaired?	Attached via upload	196	Homeowner Issue	Homeowner's issue	
06/01/2021	Jeff	Kalinowski	127 Maryland	5185788271	yes	no	Replace deck	There are no supporting documents	195	Homeowner Issue	In backyard	
05/17/2021	Cortney	Provost	63 Maine	5185361319	no	yes	There is no grass in this area therefore turns to pure mud when it rains. - request grass seed to be placed	Attached via upload	194	See Comments	Peter working it	
05/17/2021	Cortney	Provost	63 Maine	5185361318	no	yes	Gutter was hit by HOA plow therefore needs to be replaced	Attached via upload	192	Complete	Peter fixed	Completed by HOA
05/17/2021	Cortney	Provost	63 Maine	5185361319	no	yes	Still awaiting fence to be repaired	Attached via upload	191	Complete	Fixed By freedom	Completed by HOA
05/17/2021	Cortney	Provost	63 Maine	5185361318	no	yes	2 outside doors need to be repainted	Attached via upload	190	See Comments	On the list	
05/17/2021	Cortney	Provost	63 Maine	5185361319	no	yes	The siding has a hole that needs repair	Attached via upload	189	Homeowner Issue	NGA HOA issue	
05/14/2021	Brandt	Dereimah	129 Maryland	518-570-2084	no	yes	Wooden fascia on back of unit is rotten and needs to be replaced.	There are no supporting documents	188	See Comments	We need to remove someone removed	Budgeted for Future Work
05/12/2021	Kathy	Firme	1 Kentucky	9172-998-5999	yes	no	We have a proposal from a landscape company to remove all of the shrubs from our personal space in the front yard. We would like to replace the shrubs with something that might keep their leaves all year. We also plan to install pavers in front of our 2 outside chairs and small table between them. We would also like to plant some perennial flowers in this space. I saw one in the neighborhood that is what I would like to recreate in our front yard. I will upload the picture that I took so you can see what I am attempting to explain.	Attached via upload	187	Approved	Homeowner approved	
05/12/2021	Kathy	Firme	1 Kentucky	9172-998-5999	yes	no	We would like approval to repaint our front door red.	There are no supporting documents	186	Approved	Approved	