



www.lcvillage.org

Meeting Minutes
November 14, 2022 @ 6 pm
North Country Alliance Church

Call to Order

Roll Call: Randy LaMora, Linda Turner, Tom Maglienti, Ron Deragon, Melissa Mowry, Dave Andrews and Kathy Firme.

Acceptance of minutes of meeting from October 10, 2022. Motion to accept minutes, Kathy. 2nd by Dave. All in favor. Motion carried.

Hart's Landscaping. Paul Hart appeared before the board. Contract has been extended one year and also addressed concerns he had with clean up around new fences.

Reports:

Treasurer's report: Motion to accept September and October's Treasurer's Reports. Septembers Treasurer's Report wasn't complete as we were waiting for some final numbers. Motion to accept by Dave and 2nd by Linda. No discussion. Motion carried.

Property Managers Report: Water project is complete. Luck's will seed grass in the spring. Going to check and see what it would cost to repave the cul de sacs. City has a few homes that they can't get a reading from the water meters and need to replace meters. 2-8 Caitlin has gone through 50,000 gallons of water. Updated property managers checklist. 9 homeowners have AC units in windows. Fine notices will be going out. 1 homeowner has requested that their AC stay in. After a lengthy discussion, motion by Tom to deny 58 Maine request to ignore AC rule and leave their AC in all year. 2nd by Linda. All in favor. No discussion. Motion passed. Sewer back up at 36 Maryland and PM is going to do some research on where the lines run and why we are having problems because it looks like there has been some work done in the past. Verizon cut the end of the driveway at 1,3,5,7 Maine road and needs to repair tarmac before the plants close. Homeowner mentioned that the lights in the Maryland kiosk didn't seem bright enough. Bulletin boards are going to be going in soon

Homeowner's comments and or concerns: No homeowners present. St. Nicolas Christmas truck is going to be in the Village December 2nd at the flagpole at 6pm and it could be earlier because sometimes their previous stops don't last as long as they expect. Route should be NY Road to Kansas to Maine ending at the flagpole.

Fence loan update: As of the 17th of November our loan balance will be \$831,000. Last fence payment will \$158,195 which is \$3,800 lower than the last bill because that puts us at 90% of the contract. The 10% hold will be given to AFSCO when project is done and we have done the final walk thru and punch list has been completed. Fencing has to be measured

to get a final number of feet. Loan is costing between \$4,000 to \$4,500 a month in interest and we are paying on the principle also with the balance of what we have budgeted for the fence.

Water project payment plan: We haven't received a bill from Luck Brothers for the water line project for the cul de sacs. Max price is \$230,000. At the present we have liquid assets of about \$150,000 but we have money in CD's or we can tap into the fence loan. The penalty for cashing in the CD's is less than the interest on the loan. Tom has contacted Meadows bank about tapping into our reserve account to pay the water contract and replace with a monthly transfer. Motion by Tom to allow the Treasurer to liquefy what CD's or borrow from savings at Meadows bank to supplement money needed to pay for the water project bill. 2nd by Dave. All in favor. Motion carried.

EZ VOTE renewal: Time to renew our EZ Vote subscription. Motion by Tom to renew our EZ Vote subscription, not to exceed \$300. 2nd by Kathy. All in favor. Motion carried.

Vehicle Charging Stations: Our systems will not allow for us to upgrade electrical services to 200 amp. Level 2 chargers for cars may overload a unit's 100 amp service and contribute to early failure of the meter module. Our meter modules are 20 years old and with some people moving towards electric vehicles.

Fence Update: Grey is in and they are installing them now. One of the quads that was done by Freedom Fence had to be taken apart and installed correctly.

Open Maintenance/ Building Requests: Roof issue at 10 Maryland Rd. 123 Maine had a leak. Waiting to hear back if it is still happening after Chad looked at it.

Committee Reports:

Communications Committee: Nothing to report

Landscape Committee: Nothing to report

Status of Message Board: Will be installed on 11/18

New Business:

Welcome Packets: Working on new Welcome packets

Fence at 37 Maine: Will be done to match the other 3 units

Committee Rules and regulations: All committees are to make suggestions to the board. They don't make decisions themselves. No committee is to bypass the board.

NY Road fences: There is a section of our fence on NY road that needs to be repaired.

Bird Feeders: Bird feeders cannot be a nuisance to other homeowners. Please be considerate of others. We live in such close quarters that the birds can make a big mess for other home owners. No bird feeders are allowed in the common area unless a work request has been submitted and approved by the board. Any that haven't, need to be removed.

Fence policies and Rules: Board is going to be mailing out so each home owner has one. Motion by Tom to mail them out. 2nd by Randy. All in favor. Motion carried.

Tickler File: Nothing at this time.

Invoice Approvals: 2 approvals. New Image roofing for replacement of siding at 10 Maryland and it was \$1600. Motion by Tom to pay bill. 2nd by Linda. All in favor. Motion carried. Motion by Tom to pay the cost of shredding of documents for \$154. 2nd by Dave. All in favor. Motion carried.

Executive Session:

Next Meeting: To be held December 12, 2022 @6:00 pm at North Country Alliance Church.

Meeting adjourned at 8pm.

Respectfully submitted by

A handwritten signature in cursive script that reads "Ron Deragon". The signature is written in black ink and is positioned below the text "Respectfully submitted by".

Ron Deragon, Secretary

Abbreviated Treasurer's Report

September 30, 2022

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

GFNB Checking Beginning Balance	\$105,525
Deposits and Transfers In	\$69,047
Expenses and Transfers Out	\$50,689
GFNB Checking Closing Balance	\$123,884

SFCU Checking Beginning Balance	\$100
Deposits and Transfers In	\$0
Expenses and Transfers Out	\$0
SFCU Checking Closing Balance	\$100

Savings Beginning Balance	\$545,635
Net Deposits and Withdrawals	\$130,359
Dividend/Interest/Change in Mkt. Value	\$677
Savings Closing Balance*	\$676,671

*Includes Meadows Bank Savings

Meadows Bank Loan Opening Balance	\$0
Net Withdrawals/Payments	\$437,008
Meadows Bank Loan Closing Balance	\$437,008

End of Month Totals

Total Cash on Hand (excl. HO credit balances)	\$787,485
Total Reserves	\$666,270
Net Budget Variance	\$88,901
Total Operating Surplus	\$121,158
Outstanding Credit Card Balance	\$57

Abbreviated Treasurer's Report

October 31, 2022

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

GFNB Checking Beginning Balance	\$123,884
Deposits and Transfers In	\$71,294
Expenses and Transfers Out	\$78,976
GFNB Checking Closing Balance	\$116,203

SFCU Checking Beginning Balance	\$100
Deposits and Transfers In	\$0
Expenses and Transfers Out	\$0
SFCU Checking Closing Balance	\$100

Savings Beginning Balance	\$676,671
Net Deposits and Withdrawals	(\$5,141)
Dividend/Interest/Change in Mkt. Value	\$658
Savings Closing Balance*	\$672,188

*Includes Meadows Bank Savings

Meadows Bank Loan Opening Balance	\$437,008
Net Withdrawals/Payments	\$263,000
Meadows Bank Loan Closing Balance	\$700,008

End of Month Totals

Total Cash on Hand (excl. HO credit balances)	\$774,485
Total Reserves	\$677,887
Net Budget Variance	\$75,200
Total Operating Surplus	\$96,423
Outstanding Credit Card Balance	\$176

Property Manager's Report

Month of October 2022

Inspection Completed

Dates

Dates

From 10/24

To 11/3

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

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

Maintenance Issues

New	LCV w/o#	Date Rec'd	Address	Description	Status
			36 Kansas	Sofit missing	open
				Finish Post on Caitlin	open
			Iowa	siding needs repair	open

Open Contracts

Invoices Passed

Contractor	Description	Status	Invoices Passed	
			Date	Amount
Harts	Combined Contract			\$21,435.50
AFSCO	Fence			
Lake Champlain Power	roof cleaning	Complete		\$4,000.00
Lucks	Water Main	Pavement repair left on Caitlin		

Complaints

Type	# Month	#YTD	#Outstndg	Comments
landscaping				
snow rem'l.				
animals				
Other visual		2	1	Leaf Comp./new fence gate
Other				

Violations

Type	# Month	#YTD	#Outstndg	Comments
Maint Req'd	3	8	3	working on getting person t/do
Animals				
Vehicles				
Visual	15	22		14 A/C in windows
Other				

Units
For Sale

1

Units Closed During the month at:

Welcome Packet(s) Delivered to

Other Issues

New	Date	Address	Description	Status

List of Roofs Cleaned 2022

2-8 Maine

94-100 Maryland

93-99 Maine

79-83 Maine

85-91 Maine

63-69 Maryland

9-15 Caitlin

6-8 Mass.

12-14 Mass.

36-42 Maryland

Harts trimming list

All of Alana	Done
All of Caitlin	Done
66 Maine	Trimmed shrubs from sidewalk Done
112 Maryland	Trim front shrubs Open
7 Alana	Cut scrub tree from garage Done
37 Iowa	Cut shrubs from garage open
14 Maryland	Shrubs crowding sidewalk Done
Corner of Mass/Maine	Trim back from sidewalk Done
107 Maine	Shrubs crowding walkway Open
7-9 Maine	Trim Shrubs on Roadside Done
90 Maine	Trim cedars of sidewalk open
36 Kansas	Trim limbs hanging over driveway open
102 Maryland	Trim Open
Big and Small Island	Trimming of low hanging branches