



# Lake Country Village

## Homeowners Association, Inc.

10 Maine Rd., Plattsburgh, NY 12903

### MINUTES

April 25, 2022, 6 PM  
North Country Alliance Church

**President Peter Hayden Called the meeting to order at approximately 6:20 pm.**

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

Also, present Property Manager Curtis Latremore, Bookkeeper Anne Sanford, and 4 homeowners.

Motion from Linda to accept minutes from April 11, 2022. 2<sup>nd</sup> by All in favor. Motion passed.

### REPORTS:

**Treasurer Report:** Tom Gave Detailed Treasurer's Report at April 11<sup>th</sup> meeting

**Property Managers report:** Curtis discussed Roof at 57 Maryland. The lower section needs to be replaced because of nails popping through, wear etc. Received quote from New Image Roofing of \$16,500 for replacement of lower section and \$40,000 for entire roof. Tom made motion to replace lower roof only with funds coming out of the reserve account. Mike 2<sup>nd</sup> Motion. All in favor. Motion passed. Curtis to present cost as next meeting.

Curtis to have estimate for 7 Maine from Ed Garrow for sewer line replacement to present at next meeting.

**Fencing Update:** Fencing Company still have issues with finding and or keeping workers. Company behind on tentative schedule because of manpower shortage and snowstorm. Company was working on 45-47 Maryland today and hoping to complete within a day or so. One Problem the company is running into is roots from trees interfering with the post holes. Gate placement was discussed. Randy indicated that these gates are wider, approximately 4ft, compared to the 30"-32" that are on now. Company doing best to Place gate as close as possible to where previous gate was. These gates are self-closing and have keys for the locks. If you have already had a completed fence, please make sure to check both front and back of latch for the keys. Homeowner asked if there will be anything done between the units where there is a shared water spigot. The fence will be 6 inches away from spigot to allow each unit with access. Awaiting on Company to give us information we can use to place between the gap(s) there and or along front of fence. Also, proper cleaning procedures. As soon as we know Homeowners will be notified. Ron also expressed to let homeowners know NOT to Drill, Hammer, put any type of holes in the fence. I also placed article in newsletter in regard to this. Randy also indicated that some fences have satellite dishes attached to them. Homeowners should contact satellite provider to relocate dish., and to do it ASAP because it could take a while for them to come out and do this. It is the homeowner's responsibility to have this done.

**Communication Committee:** Newsletter to be out soon.

**Election Committee:** Election Committee Co Chairman Gerry Eagan Gave update on

Elections. As of this Date there has been 91 completed Ballots, 2 incomplete Ballots, however 1 was resolved.

**Landscape Committee:** Motion by Tom to approve Work Request #284 to allow homeowner at 83 Maine to plant hosta around tree in common area and to add mulch in her front yard garden area. Linda 2<sup>nd</sup> Motion. All in favor. Motion passed.

Curtis informed board that Harts had started spring clean-up in the village.

### **No other committee reports**

### **OLD BUSINESS:**

**Infrastructure/ Utility improvement Update:** Tom had meeting HOA Attorney. Attorney to send letter to city in regard to meeting. Maryland Water Project Will be addressed with this ongoing issue.

Iowa will be having some culvert replacement in the near future. City then to repave Iowa and Kansas.

**Grids on Windows:** Tabled until next meeting

**Motorized Valve:** Mike Volunteered to use his unit as a test for motorized valve to update when available

**Budget Meeting Update:** With the increase of insurance estimate board is possibly looking at a \$5 increase in dues. Unrelated to fence increase.

**Bookkeeper contract/ CPA services:** Alexander Edwards wants a 5% inflation factor for second year of contract. Tom made motion to make a 2-year contract with Alexander Edwards along with 5% inflation factor for 2<sup>nd</sup> year. 2<sup>nd</sup> by Linda. All in favor. Motion passed.

**Property Managers contract revised schedule A:** Curtis has not received copy of contract as of yet. Few revisions to be made by board. Hopefully be resolved by Meeting in May.

**PUMP STATION:** PM Leary finally located pump that had been in their possession. Tom made motion to cancel invoice from previous meeting. 2<sup>nd</sup> by Ron. All in favor. Motion passed.

### **New Business:**

**Installation of bulletin boards:** AFSCO has agreed to install the post for bulletin boards at the site of the mail Kiosks. Curtis to mark space for placement of Bulletin Boards.

**Village Wide Garage Sale:** Randy made motion to have Village wide Garage sale on July 8<sup>th</sup>, 9<sup>th</sup>, and 10<sup>th</sup>, 2<sup>nd</sup> by Mike. All in favor. Motion passed.

**Arborist:** Made bid of \$2800 to trim and remove limbs from 2 very large trees on Alana. Tom made motion to do the one tree on the corner by 2 Alana. Ron 2<sup>nd</sup> motion. All in favor. Motion passed. Curtis to contact Arbor-Ops.

**Visual Appearance of Village:** Tabled

**PM Software Presentation:** Tabled

**Solar Street Light:** Tabled

**Invoice approval:** Tom made Motion to Authorize payment of \$1375 to New Image Roofing for work done on 10 Maryland. Mike 2<sup>nd</sup> motion. All in favor. Motion passed.

Tom informed that more itemized list and material list from New Image Roofing will be needed for future payments.

**Next Regular Board meeting will be May 9<sup>th</sup>, 2022, at 6:00 pm**

Motion By Linda 2<sup>nd</sup> by Mike to adjourn meeting. All in favor. Motion passed.

Respectfully submitted by:

A handwritten signature in black ink, appearing to read "Randy LaMora", with a long horizontal flourish extending to the right.

Randy LaMora, Secretary

# Property Manager's Report

Month of April 2022

### Inspection Completed

#### Dates

From 4/4

#### Dates

To 4/13

### 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	S	Status
X			31 Kansas	Siding Off Building	Repaired-james
X			15 Iowa	Flashing	Repaired-james
X			3 Alana	Flashing	Repaired-james
			10 Maryland	Roof Leaking - New Image	Repaired
			12 Maryland	Roof Leaking - New Image	Repaired
			123 Maine	Roof - New Image	Repaired
X			63 Maryland	Sewer line issue	fixed

### Open Contracts

Contractor	Description	Status	Invoices Passed	
			Date	Amount
Harts	Combined Contract			\$21,435.50
New Image	10 Maryland			1375
New Image	12 Maryland			350
New Image	123 Maine			100
Bob's Instant	63 Maryland			248.40

### Complaints

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

### Violations

	Type	# Month	#YTD	#Outstdng	Comments
	Maint Req'd				
	Animals				
	Vehicles				
	Visual				
	Other				

# Units  
For Sale

Units Closed During the month at:


Welcome Packet(s) Delivered to

	1

Other Issues

New	Date	Address	Description	Status
			Fence Project	