



10 Maine Rd., Plattsburgh, NY 12903

www.lcvillage.org

Meeting Minutes
February 13, 2023 @ 6:00 pm
North Country Alliance Church

Call to Order 6:01pm

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

Acceptance of minutes of meeting from January 9, 2023. Motion to accept minutes by Tom and 2nd by Dave. All in favor. Motion carried.

Reports:

Treasurer's report: Motion to accept January's Treasurers Report by Dave, 2nd by Melissa. No discussion. Motion carried.

Property Managers Report: Property Manager was notified that a homeowner was target practicing in the common area. We had a tree limb on 12 Massachusetts and that has been removed. If any homeowner sees any suspicious activity, please call the police but you can make Curtis aware also. Three new work orders. Motion to accept PM report by Melissa, 2nd by Kathy. Tom asked that PM go through logs and update status. All in favor of PM report.

Homeowner's comments and or concerns: 3 homeowners present. Gerry Eagan found out from his insurance company what is covered and what isn't and what coverage is needed and homeowners should check to be safe.

Violation updates and fines. There have been a few garbage can fines sent out. Emails had been sent out and no response back from homeowners. Homeowner contacted Randy about fine for AC asking if it could be waived this one time. They were informed that if they violate this rule again, they would be treated as a second violation, and it won't be waived again. Board has asked that the homeowner email the board requesting fine be waived. Tom made a motion. Resolution pending a written request that the board waive a fine if AC has been removed. 2nd by Melissa. All in favor motion carried.

Committee Reports:

Election Committee Looking for applicants for next election. New posting is up at bulletin boards.

Communications Committee: Newsletter has been sent out. EV moratorium has been sent out and will be posted.

Landscape Committee: Margaret from the committee minutes for last landscape meetings. were handed out and are attached. They want to do a demonstration garden for native plants that is something that was voted down last year. The board asked that maybe a version at one of the signs. The committee is asking homeowners to replace light bulbs with yellow bulbs to be more ecologically minded and to establish an environment that is conducive as to help with insects and wildlife that supports the birds and other species that are going extinct. White lights are harmful to the bugs. The city is going to be getting a grant to do a native plant garden and the landscape committee would like to do a garden also to piggyback on the city.

New Business:

Status of fence instruction mailing. 244 have been mailed out.

Meeting with Mayor. Mayor wanted to meet with Randy and Dave over infrastructure in the Village. City DPW raised concerns about pipes used in the cul de sacs. City suggested that the LCV giving the city a 5 year warranty on pipe used. City also concerned about sewer lines they also will not consider being responsible for sewer lines in the long driveways and we have 19 of them in the village. We had a power outage on 2-8 Baltimore Way and MLD is responsible up to the meters. Mayor wanted to see the whole agreement which states who is responsible for the electric and Randy dropped off the agreement personally to the Mayor's office and Mayor said it APPEARS MLD is responsible so we are going to attempt to get reimbursed for work. We are waiting for more clarification from the Mayor's office. LCV will be writing up another proposal for the infrastructure. We also asked the Mayor about the parking rules during amber lights and the Mayor said if its flashing no parking on the streets. When asked about when the amber lights would be turned off, DPW said they will turn them off when they are ready to turn them off.

Power outage on Baltimore. Thank you to the homeowners for all their patience and help.

Service Fees. Ron suggested the board charge a service fee for having to maintain utilities for vacant properties as in pre foreclosure and foreclosure. This could be a per item fee.

45 Maine Rd. This has been a constant problem they have been asked several times by the property manager to clean up the mess.

Revised Resolution on late fees Tom made a motion to update resolution to charge a \$25 fee for returned check or returned ACH and also when to allow Treasurer to be able to waive a late fee. 2nd by Dave. No further comment. All in favor. Motion passed.

Authorization for Treasurer to transfer. Motion by Melissa to allow the Treasurer to

make decisions on where to set our money to maximize our return. 2nd by Dave. All in favor. Motion carried.

Budget Meeting Schedule. Monday the 20th of February at 6pm via Webex and Monday February 27th at 6pm via Webex.

Handbook review meeting date. We just need to finalize fine part of handbook. We will schedule a tentative date in March 6th via Web Ex at 6pm.

Tickler file nothing this meeting

Invoice Approvals: \$961.20 Baltimore pump station for Bob's instant plumbing. Motion by Kathy and 2nd by Ron. All in favor. We should send it to the city but are going to wait to see if we should submit it to the city. Ace Electric for replacement of the electric service for 2-8 Baltimore, \$3,936.74. Motion by Randy, 2nd by Kathy. All in favor. No discussion. \$1,022.85 for generator for Baltimore electric issues. Motion by Tom, 2nd by Dave. No discussion. All in favor. \$575.00 to hook up generator for 2-8 Baltimore. Motion by Tom, 2nd by Randy. All in favor. Motion carried. \$1,312.50 for Harris Beach. Motion by Tom, 2nd by Melissa. We are about \$15,000 so far spent at Harris Beach. All in favor. Bob's instant plumbing \$259.20 for 63 Maryland where lender shut water off to whole building and we will submit it to the lender. We will have Bob's send the bill to the preservation company to pay. If the preservation company doesn't pay we will pay and go after preservation company. Motion by Tom to pay, 2nd by Melissa. All in favor. Motion carried. Tom made motion to pay Bob's instant Plumbing for 67 Maryland where Bob's had to start the furnace and thaw the upstairs heat before it burst. \$1,182.60. We will pay and bill to the lender which they will pay at closing. 2nd by Dave. All in favor. Motion carried. Tom made a motion to reimburse Rick Batchelder for gas for generator in the amount of \$136.15. 2nd by Randy. All in favor. Motion passed.

Executive Session:

Next Meeting: To be held March 13, 2023 @6:00 pm at North Country Alliance Church
Meeting adjourned at 9pm.

Respectfully submitted by



Ron Deragon, Secretary
LCVHOA

Abbreviated Treasurer's Report

January 31, 2023

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

GFNB Checking Beginning Balance	\$98,715
Deposits and Transfers In	\$71,653
Expenses and Transfers Out	\$55,763
GFNB Checking Closing Balance	\$114,605

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

Savings Beginning Balance	\$499,294
Net Deposits and Withdrawals	\$10,359
Dividend/Interest/Change in Mkt. Value	\$644
Savings Closing Balance*	\$510,297

*Includes Meadows Bank Savings

Meadows Bank Loan Opening Balance	\$829,921
Net Withdrawals/Payments	(\$1,762)
Meadows Bank Loan Closing Balance	\$828,159

End of Month Totals

Total Cash on Hand (excl. HO credit balances)	\$613,611
Total Reserves	\$510,398
Net Budget Variance	\$72,138
Total Operating Surplus	\$102,719
Outstanding Credit Card Balance	\$493

Property Manager's Report

Month of Jan. 2023

Inspection Completed

Dates

From

Dates

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	S	Status
X				2-8 Baltimore No Power	New service line installed
X				Baltimore manhole	Manhole filled cleaned and fixed
X			15 Iowa	Water Main in house frozen	Fixed
X			63 Maryland	No heat in building	heat is on
X			67 Maryland	No heat in building	heat is on
X			62 Maryland	water in living room	think its coming form 60
X			22 Iowa	water in bathroom wall	checked for issues owner working
X			10 Maryland	ceiling leaking again	Chad checked sealed window
X			39 Kansas	sink not draining	Bobs went out

Open Contracts

Contractor	Description	Status	Invoices Passed	
			Date	Amount
Harts	Combined Contract			\$21,435.50
Ace Electric	2-8 Baltimore	New Service line		\$3,936.74
Bobs Instant	Baltimore manhole	complete		\$1,155.60
Bobs Instant	67 Maryland	Complete heat on and fix issue		\$1,182.60
Bobs Instant	63 Maryland	turning heat on and checking		\$259.20

Complaints	Type	# Month	#YTD	#Outstdng	Comments
	landscaping				
	snow rem'l.				
	animals				
	Other visual	0			
	Other				

Violations	Type	# Month	#YTD	#Outstdng	Comments
	Maint Req'd				
	Animals				
	Vehicles				
	Visual	4	34	4	Garbage Cans
	Other	0	4		Outside apperance

Units
For Sale

2

Units Closed During the month at:

Welcome Packet(s) Delivered to

1

Other Issues

New	Date	Address	Description	Status
			Man and boy doing target practice in comm.	spoke to the individual

Lake Country Village Landscape Committee

Meeting Minutes

1/26/23

Zoom Meeting

Present: Margret Felty, Chair; Rachelle Armstrong; Kristen Collins; Kathy Firme, Liaison to the BoD

Discussions:

1. Landscape/Mowing Contract:

Hart's was given a 1-year extension on their landscape (mowing, etc) contract. This was reported at the Nov. 14th Bd. Meeting. Our existing contract allowed for a 1-year extension at the existing price. We should make a list of Landscape requests for the next RFP cycle, fall of 2023, e.g., $\geq 3''$ blade settings; leaving leaves in certain areas, etc..

2. Spring Planting:

NYS DEC Plant Sale Going On – Once we get confirmation of funds availability and Board approval we can look at purchasing seed bundles and tree seedlings – hardwoods and conifers – to replace trees that have been cut . The seedlings are small – they could be put in pots for another year, or planted as-is. Consider native species, what has been lost, what are the best replacement species.

Consult with Master Gardeners – Contact Jolene Wallace about doing a walk-through and advice about a demo garden

*Aude Lochet – SUNY rain garden expert - Rachelle will contact her – look at our lowland site south of the tennis courts on Maine.

3. Next LCV Board Meetings:

2/13/23 and 2/27/23. Margret will attend on 2/13. What questions to we need answered by them?

- Can we count on the budgeted funds approved for this fiscal year?
- Do we have approval to purchase \$300-\$400 of tree seedlings and wildflower seeds to plant, or keep/grow in container pots, to have for spring planting, pending site approval?
- We are looking into having the fruit (mostly apple) trees pruned before spring. Early stages – we don't have quotes. We're asking residents for help identifying trees. Is this in the realm of the Association/Curtis? It would need to be someone with experience with fruit trees – not Harts.

4. Plattsburgh City Climate Task Force – Rachelle is heading the City Climate Task Force for the City of Plattsburgh. One of the Committees is Water-Smart Landscaping, and the City has applied for

a grant and is working with planners to install 2 native plant demonstration gardens near the McDonough Monument on City Hall Place.

We may be able to be recognized as supporting the City Climate Task Force mission for Water-Smart Landscaping. They have also done background work on a Demo Garden that we could draw from in planning a demo garden here.

5. LCV Website- Landscape Committee would like to have a tab to link to do things like:
 - General Education – host plant specialization of insects, Tallamy presentations - <https://www.nwf.org/Garden-for-Wildlife/About/Resources/Natures-Best-Hope>
 - Info and Updates on Projects - immediate and long-term
 - List of Native Plants and Nurseries <https://www.nwf.org/NativePlantFinder/>
 - Upcoming Events
 - Other possible community projects, such as certifying yards through [nwf.org/Garden-For-Wildlife/Certify](https://www.nwf.org/Garden-For-Wildlife/Certify)

Briefly discussed:

6. Homegrown National Park www.homegrownnationalpark.org Another way to get informed and participate in a national effort to increase our native ecosystems and be recognized as part of an interconnected habitat map.
7. Keystone Plants – 5% of local plants create 75% of food sources for local insects
 - Oaks
 - Plant undergrowth below keystone plants for a “soft landing” for caterpillars that drop after their cocoon phase and burrow for up to 2 years.
8. Outdoor House Lights
 - Death traps for moths, disorienting to migrating birds
 - Motion Sensor outdoor lights – would need to replace fixtures (~\$40, but would have to match the HOA design) – one option, or
 - Yellow LED light Bulbs – education, discount sales, event giveaways? ~\$3 each. Insects are not attracted to yellow light, and nighttime migrating birds not bothered by them.
 - *Pruning – some trees/shrubs should be pruned in winter (fruit, ...) Look at cost of hiring someone to prune 10-12 apple trees. Could be a local person with experience. Need to identify how many/where they are. **Put into news letter** – any fruit-bearing trees? Margret will check with Hub On The Hill, in Essex, about donating fruit.
 - Option – identify what we easily can, and prune just some this winter, some next year.
9. Discuss top priorities and financial needs. We have \$1,500 designated for our budget up to 6/30/23.
 - Survey - Do a tree inventory & appraisal of tree health . We want to promote community awareness of the resources we have in the trees in our Village – ideas:

“befriending” the trees. Educate on their essential value to the landscape and ecosystem. Be a “Tree Buddy”? Adopt A Tree? Promote valuing the relationship to our environment.

- Pruning
- Demo Garden – Need to pick 1-3 locations, make decisions on plants, cost estimates, including Seeds and Plants
- Priority areas? Understories of established keystone trees?
- Education – Newsletter, separate emails, signage for planting, informational signs about the purpose and benefits of promoting life in our local area.



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Resolution Regarding Late and Returned Check Fees **Amended February 13, 2023**

This resolution supersedes ALL LAKE COUNTRY VILLAGE RESOLUTIONS regarding late fees and returned payments fees as to the amounts of fees charged.

The homeowner/member whose payment is returned for any reason including insufficient funds, a bounced or bad check, autopay return, or any other reason will be charged a **RETURNED PAYMENT FEE**, equal to **all** (100%) of the charges incurred by Lake Country Village, or a **minimum of \$25.00** whichever is greater.

A **LATE PAYMENT FEE of \$25.00** will be charged to all homeowners/members whose payment is not received **within Ten (10) calendar days of the payment due date**¹. This Fee can be waived upon written request of the member by majority vote of the Board of Directors.

- One late fee may be waived on sole authority of the Treasurer under the following circumstances:
 - A homeowner, charged a late fee, signs up for autopay²
 - A new homeowner in the first month of occupancy³

INTEREST shall accumulate at the rate of Nine Percent (9%) for **all monies** owed to Lake Country Village H.O.A.

All payment disputes shall be in writing, and will be addressed to: Lake Country Village, 10 Maine Road, Plattsburgh, New York 12903

Original Resolution Adopted: 12/06/2016⁴

This amendment is intended to clarify the resolution adopted 12/06/2016 to clarify that it only supersedes the fee amounts, interest calculation and waiver policies. All other existing terms and conditions of the resolutions dated November 1, 2013 and January 26, 2009 remain in full force and effect.

¹ Amendment on May 8, 2018 to be effective June 1, 2018

² Resolution of the Board at the March 20, 2018 meeting.

³ Amendment on February 13, 2023 to formalize our long standing policy.

⁴ Original Resolution became effective on January 1, 2017.