

**Minutes of Crestwood Village Five
Executive Board Workshop
October 10, 2023**

I. Meeting called to order at 10:00 AM

II. Pledge of Allegiance

III. In attendance were Trustees: Betsy Gordon, Karen Pedersen, Nancy Eldridge, Mary Ann Payne, Steve Carroll, Steve Berwanger, Robert Lamb and Cathleen Blackwood, Administrator; Guests: Mark Poyner, Nancy Krause, Grace Matthews, Amy Matthews, Eleanor Saunders

OPEN SESSION

IV. Minutes: Betsy G made a motion to approve the Minutes of meeting of October 3, 2023, Steve B seconded the motion, all approved.

V. Report of Officers:

A. Treasury Report:

1. No change to Treasury Report from last meeting. September data not available.

B. President Report:

1. A list of frequently called phone numbers distributed to Trustees for review.
2. Snow guidelines were distributed to Trustees for review. Robert L inquired about a sub account for snow removal. Steve B responded that additional costs would be paid by reserve account. Robert L asked which roads are covered by Manchester or County? Steve B responded that Schoolhouse Rd and Manchester Blvd are cleared by the Township. The snow contract needs to be re-negotiated as pay as we go. We are currently paying for non-usage. Cathleen B will pull the old contracts for review.
3. Mary Ann P is reviewing the bus schedule and ridership with Stouts. Robert L asked what other bus service is available? Betsy G responded that Ocean Ride is available. Cathleen B will contact CV6 to discuss combining routes.
4. Still need info for Club Calendars. Betsy G will follow-up. Four dates were given for Karaoke Cathleen B, Betsy G and Karen P will meet after the Workshop to discuss.

VI. Administrator Report:

- A. Trustees need to select from Lowes floor samples for Main Hall flooring. Trustees selected Yorktown Walnut. Lowes will give a quote after selection is made.
- B. The small areas of the Main Hall, e.g. storage areas, can be replaced with the less expensive epoxy flooring. Cathleen B will check pricing.
- C. The Resident Club By laws need to be updated.
- D. A Private Party is scheduled for the Main Hall on Saturday. Cathleen B's husband Bob will be custodian.

E. A Solar Moratorium will be posted in the Hilltopics and the Website. Current units with Solar, or previously approved for Solar, are grandfathered in. The Board should consider a requirement of insurance if Solar is installed.

F. Residents need to be advised that brush pile sizes are limited to 3 to 4 brown bags, which are available from the Office and a pile of twigs or small branches no longer than 3 feet wide. Steve C will contact John's Landscaping for a Fall Cleanup date. Manchester Brush and Leaf pick up is scheduled for Oct 24th. Nancy E will write a Firewise Article to include brush pick up restrictions for the Hilltopics.

G. Spoke to Julie Velez, President of the Residents Club, regarding the additional stage curtain the Resident's Club has requested and updated furniture and rug for Lobby. Quotes will be obtained.

VII. Unfinished Business:

A. The Mayor will not be invited to the November Open Meeting, as the Accountant Skip Bauer will discuss the audit. Skip Bauer will attend a Trustee Workshop prior to the Open meeting to inform the Trustees of the Audit findings.

B. Steve C suggested the Mayor be invited to the Tree Lighting ceremony at the Holiday Party in December.

C. Steve B will post an article in the November Hilltopics regarding the Holiday Decorating Contest. Judging will take place on Dec 15th. Prizes can be awarded at a Resident Club meeting.

VIII New Business:

A. There was bubbling on the walls after the roof was installed. Cathleen B is dealing with the roofer. Areas of leaks will be painted.

B. Betsy remarked about EV stations installations in residences. Steve C obtained documents regarding requirements for EV Stations. There is a Manchester Ordinance requiring Associations to allow for EV Stations. At this time, CV5 will take no action.

IX. Mark Poyner, Resident Club Treasurer presented the September Treasury Report for review. Mark P also presented an Analysis of the Election Process. Mark P feels strongly that set Election Guidelines need to be established for the next Election and should start in January. He felt that the Election Committee did a poor job and there was no collaboration with the Association and Office Staff. He remarked that changes to the process were made midstream. Robert L offered to review the Analysis. Mark suggested Junior Associates be assigned to be included in the Trustee Workshop Closed Sessions. Board will discuss.

Mark P also suggested that the Resident Club support the purchase of a new Electronic Sign.

Mark Poyner and Nancy Krause departed the meeting at 11:05 AM

Meeting adjourned at 12:10 PM

Nancy Eldridge
Secretary

