

**Minutes of Crestwood Village Five
Budget Meeting
May 21, 2025**

I. The Meeting was called to order at 7:00 PM with Pledge of Allegiance.

II. In attendance were Trustees: Nancy Eldridge, Mary Ann Payne, Steve Berwanger, Betsy Gordon, Steve Carroll, Ed Kirkwood, Administrator Cathleen Blackwood and 5 residents

III. 2025 - 2026 Fiscal Year Budget Presentation

A. Steve Carroll presented the 2025/2026 proposed budget to be effective on July 1, 2025. Copies were made available and projected on the screen.

1. Four contracts came up for renewal. In some cases, the vendors were changed.

2. A new broker has been assigned and is taking a look at our current policy and will negotiate for a rate for 2025/2026. The worse-case scenario is expected to be a 15% increase, which could be \$78,000 higher.

3. The Gutter Cleaning, Snow Removal and Salting vendors changed and costs have all decreased. Salting expense was lowered due to previous years showing no more than two salting's per year. The new snow contract will cover two snow falls and 5 saltings, and then pay by event. This decreased the contract cost by \$11,000. The new gutter contract vendor was changed and decreased from \$25,000 to \$18,000.

4. The overall budget increase of \$38,197 resulted in the \$3.00 per month increase in Maintenance Fees.

B. The Club house expenses, e.g. electrical, Hvac, water/sewer/natural gas, increased.

C. The overall Budget totals: \$2,362,798 (\$760,003 by Formula and \$1,602,795 Equal) resulting in a \$38,197 increase over last year and a \$3.00 per month increase in Maintenance Fee per unit.

IV. Questions:

A. Jules Diaz, 14B Penwood: Would it pay to install gutter guards? We could start with the homes that backup to the woods. R/ Steve C: We can look into that. Betsy G: I had my gutter guards removed because they became clogged with pine needles.

B. Karen Nagle, 3B Winthrop: It is amazing that you were able to keep the increase down to \$3.00, good job.

C. Sylvia Kraehenbuehl, 9B Penwood:

1. I have a drain that goes from the house to the street. Do the gutter cleaners do the drain pipes? Can I get an individual/private cleaning? R/ Steve B : The contractor is not able to clean the drain pipe and yes, you may pay to have an individual cleaning.

2. How many staff are employed by the Association? The increase to payroll does not seem enough. R/Cathleen B: 2 Custodians and 4 office staff. The increase was 5%.

3. The income from homeowner violations, were they for fines or arrears? R/ Steve B: Both, flippers that rent before the one-year requirement are fined for a year at \$10 per day and other violations that accrue fines of \$10 per day.

4. The Township Reimbursement is for what? R/Steve B: Streetlights.

D. Susan Columbo, 4A Drake: Love the \$3.00 increase. What are the taxes on this building? I checked with the Township and they do not have information for this year's taxes. R/Steve B: The State mandated the assessment for a percentage of market value. Manchester is waiting for the numbers from the State.

E. Anthony Zoccali, 4A Winthrop: Regarding the Exterminating contract, what does that cover, just inspections? If so, the \$71,000 seems high. R/ Steve B & Cathleen B: It covers inspections and treatment as needed. The current contractor, has insufficient reporting on index cards. The new contract, will begin in the Fall and will have a state of the art electronic system. The office will be able to know exactly what units were completed each day.

V. Meeting adjourned at 7:40 PM.

Nancy Eldridge
Secretary