

**Minutes of Crestwood Village Five
Executive Board Workshop
June 3, 2025**

OPEN SESSION:

- I. The Meeting was called to order at 10:00 AM with Pledge of Allegiance.
- II. In attendance were Trustees: Nancy Eldridge, Ed Kirkwood, Betsy Gordon, Mary Ann Payne Steve Carroll, Steve Berwanger; Administrator, Cathleen Blackwood; Guests: Eileen Ringen, Mark Poyner
- III. Minutes: Mary Ann Payne made a Motion to accept the minutes of the Executive Workshop of May 27, 2025, Betsy G seconded the Motion. All approved.

IV. Officer Reports:

A. President Report:

1. Steve B met with Mike Johnson, President of CV6 to discuss alternate plans for the bus contracts should the negotiations not succeed. Steve C considered purchase of a bus and driver for all coordinating Villages. Mary Ann P advised the Bus Committee discussed that option and decided the liability concerns were too high.
2. CV5 landlords received a letter from Ken Freeman, a landlord at CV5. The letter stated many falsehoods regarding tenant selections, power of attorney, and rent collections. The Board will talk to the CV5 attorney regarding the falsehoods. The letter also encouraged all landlords to vote “no” to all Bylaw changes. If all changes are voted down, the existing Bylaws will not be updated, e.g. fencing requirements will remain at 2’ high rabbit wire only during growing season.
3. There will be no garbage collection on July 4th. Recycling collection will be done on Saturday.

B. Treasurer:

1. As of April 30, 2025, there is a surplus of \$72,574. Two CDs totaling \$300,000, matured and were rolled over for 9 months: \$240,000 in the Bank of NY Mellon at 4.25%. and \$60,000 in the Bank of America Cal at 4.20%. The \$906,000 in Treasury Bills will be maturing soon and will be kept liquid for the pending Road Project. The current Reserve Account exceeds 2.7 Million.

V. Trustee Reports:

A. Steve C: The updated Project Tracker was distributed to the Trustees.

1. Carpet: The carpet is installed and will be moved to Completed when the minor repairs are made.

2. The revisions were made to the Bylaw Resolution packet and has been sent to the CV-5 attorney.

B. Steve B requested dates for the Election Process. Mark Poyner distributed an Election Schedule to the Trustees with tentative dates:

1. July 10, 2025 deadline for call for Candidates and First notice
2. August 1, 2025 deadline for Nominations Close
3. August 5 – 8, 2025 suggested dates for Candidate Meetings/Forum
4. August 9, 2025 deadline for Final Notice with Ballots Mailing
5. August 9 - September 6, 2025 Return and collection period
6. September 8, 2025 Election Day

Steve B stated there would be 4 seats up for election, 3 with 2-year terms and 1 for 1-year term. If there are only 3 nominations, there will still be an election held for possible write-ins. Write-ins may decline acceptance. So far, only Mark Poyner and Eileen Ringen have volunteered to be on the Election Committee.

Voters must be in good standing as of a specific date. The election committee will obtain a list of those not in good standing from the CV5 office staff.

C. Cathleen B questioned the amount of landlord votes as specified in the Ken Freeman letter. The number of rented units will be verified.

Note: Mark Poyner suggested that a Board vote should be held to approve a letter be sent to the CV5 attorney.

D. Mary Ann P reported that Villages 2 – 7 will meet next Friday, June 13th, at 10:00 AM to discuss the bus contracts.

E. Communication applications were discussed. Steve C felt that they might be nice to have but they are not free. Steve B advised that the dashboard apps may be too confusing and the money would be better spent investing in the integration of the existing TOPS program to include all resident input. The integration may cost up to \$10,000. Mary Ann P requested another Hilltopic post requesting updated contact information from all residents. Steve B suggested expanding the HOPA form to include contract information.

Eileen Ringen and Mark Poyner departed the meeting at 11:20 AM.

Meeting adjourned at 12:00.

Nancy Eldridge
Secretary