

**Minutes of Crestwood Village Five  
Executive Board Workshop  
July 1, 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, Steve Berwanger, Betsy Gordon; Administrator Cathleen Blackwood; Absent: Steve Carroll, Mary Ann Payne; Guests: Gerald Gontarz, Carmine Coppola, Ed White

III. Minutes: Ed K made a Motion to accept the minutes of the Executive Workshop of May 20, 2025, Betsy G seconded the Motion. All approved.

IV. Officer Reports:

A. President Report:

1. By Law Change Ratifications:

a. The Board of Trustees ratified the vote to accept the Resolution to update Bylaws required by Law. Betsy G made a motion to accept the Resolution to change Bylaws required by Law, Ed K seconded the motion. All approved.

b. The Board of Trustees ratified the vote to accept the Resolution to change 8 specific Bylaws to be submitted to the Residents for consideration. Residents will receive the proposed changes by mail and presented and explained at meetings. Residents do not have to do anything if they accept the Bylaw as changed. If they do not want a specific Bylaw changed they can submit a "No" vote.

2. The Department of Coconsumer Affairs (DCA) received a letter of complaint from a Crestwood Village resident regarding the first attempt at presenting the Bylaw changes. The DCA was advised that the first attempt was rescinded and the Radburn Act procedures would be followed.

Question: Ed White, 9A Penwood, asked if the Board consults with an attorney and is it at a cost? Steve B responded that the CV5 attorney is contacted as needed, e.g. Bylaw changes, Elections procedures.

B. Treasurer Report: No change to the last Treasurer Report.

V. Administrator Report:

A. A sign was ordered regarding the Handicap wheelchair accessible ramp for the Clubhouse.

B. The Resident Club provided a \$11,195 check to fund enhancement of the six CV5 entrances.

C. The Residents Club has requested and will fund the replacement of the Main Hall Cornices.

D. Alliant Insurance is still working on the quote for the 2025/2026 coverage.

E. The Bus Committee negotiations with Stout Bus Service is looking favorable. The Committee is comprised of Villages 2 – 7.

Question: Ed White suggested rubber mats on Penwood to slow traffic. Steve B responded that rumble strips may be considered after the road project is complete. The Manchester Speed Check on Penwood showed 856 cars per day with an average speed of 20.5 MPH, with only one speeder at 41 mph.

Carmine Coppola, Ed White and Gerald Gontarz departed the Open Meeting.

Meeting adjourned at 12:10

Nancy Eldridge  
Secretary