

## **Minutes of Crestwood Village Five**

### **Board of Trustees Meeting**

**October 14, 2025**

#### **Open Session:**

Trustees in attendance: Steve Berwanger, Steve Carroll, Ed Kirkwood, Maryann Payne, Ken Freeman, Eileen Ringen

Trustees absent: Betsy Gordon

Administrator: Cathleen Blackwood

Guests present: none

The meeting was called to order at 10:00 AM with the Pledge of Allegiance

Steve Carroll and Ed Kirkwood verbally swore the Trustee Oath and signed the CV5 Code of Ethics & the Trustee Oath forms. Kelly Crick notarized the documents.

Cathleen Blackwood reported that two homeowners reported significant roof and ceiling damage as a result of storm conditions on 10/12/2025. She stated that maintenance was sent to tarp the rooves and contain the damage. Photos of damage emailed from homeowners were passed around for all trustees to view. Cathleen B stated that she believed that the rooves were from 2009 and 2016 with 30 year warranties and questioned why the rooves were failing prematurely. She also pointed out that the rooves were not failing due to solar panel installations, adding that Marcus and Peter from Stanley Contracting would be coming in to discuss how to remedy the situation. Cathleen B further added that she believes that Stanley will say that they think that some of the roof issues are caused by venting.

Maryann Payne reported that the speed sign was up on Canton. Ken Freeman questioned the effectiveness of putting the sign on the road's curve, noting that most people slowed down before curves.

Eileen Ringen said that they might want to see if people actually slow down as they should. Steve Berwanger stated that the location was probably appropriate since it was chosen by the police.

Steve C commented about residents from Village 3 speeding on Village 5 Roads and Cathleen B suggested that the Speed Sign be eventually moved to Plymouth to monitor that area. Steve B

commented that Village 6 residents were known to speed in Village 5 as well. Cathleen B stated that she would ask Officer O'Hara to check the data from the Sign.

Cathleen B asked about the minutes from the 10/7/25 meeting and Steve B said that he would try to edit them for next week.

Maryann P inquired about the feedback from the Invite to neighboring 55+ Board members and Cathleen B stated that there were a couple of responses and that she hoped to get more.

Maryann was asked how the new bus service was going and she stated that it was going well.

Steve C stated that he intended to meet with Kelly C next week to close out payables.

Cathleen B said that she and Steve C have a tentative meeting Friday at 8:30 to see how their swipe system works. They will be meeting with a CV1 Trustee to learn how they incorporate their spreadsheets, date and timestamps.

Cathleen B stated that the Board of Health was here on Thursday 10/9/25 during Bingo and that we passed inspection. Steve B asked if the kitchen was closed but Cathleen B stated that it was open.

Cathleen B asked if anyone was available to do inspections next week. Ed Kirkwood said that he would be available. Steve B mentioned that he had spoken to someone from Village 3 about their new sign, since we have been looking into purchasing a new sign. While most present agreed that their sign was exceptionally nice, it's price was exorbitantly high.

Eileen Ringen

Secretary