

Minutes of Crestwood Village Five

Board of Trustees Meeting

October 21, 2025

Open Session:

Trustees in attendance: Steve Berwanger, Steve Carroll, Ed Kirkwood, Betsy Gordon, Ken Freeman, Eileen Ringen

Trustees absent: Maryann Payne

Administrator: Cathleen Blackwood

Guests present: George Elliott

OPEN MEETING began at 10:00 AM

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

A motion was made by Steve B to approve the October 14/2025 minutes which was seconded by Ed K and approved by all. Steve B reminded everyone that the Bingo Extravaganza was Saturday 10/25/2025.

He added that the organization "Somebody Cares" will be building out to include the Perlmutter food pantry in an attempt to provide more comprehensive inhouse senior services. Cathleen B distributed a list of the Trustee Position and Responsibilities which will be published in the next issue of Hilltopics. Steve B pointed out that Ed K, in addition to his responsibilities as a trustee, will also be part of the Resident Club set up crew. Steve C reported that he was working on an accelerated payment schedule and that all else is good. Steve B stated that our quarterly open meeting will take place 11/10/25 at 2PM. He added that, although the office is closed, the Residents club will be meeting at 2PM on 11/11/15. The Club will be sponsoring the Operation Christmas Child Program again this year and an announcement will be made at the open meeting letting everyone know that shoeboxes will be available. Ed K stated that the Residents Club election was in April and that he would have more club news to share possibly next week. Cathleen B shared that Deb and Jess would be working on flyers for upcoming events. Steve B requested a calendar from the Residents Club.

Betsy announced that there were no grass complaints. Steve B asked if the Artist's Club would be displaying their art and Cathleen B said that she would inquire about their participation. Cathleen B reported that she and Steve C met with Village One on Friday 10/17/2025 to get information about their hours and swipe system and how it is used in their clubhouse. Cathleen B added that they employ one custodian who works from 7-3 Monday through Friday,

the office opens at 9AM and that their clubhouse opens at 8AM, closes at 10PM with the alarm set at 11:00 PM. They distribute web-based fobs and their fitness room requires its own access with a fob in addition to accessing the building. Their system utilizes cards as well as fobs. Their residents were given a time to pick up their fobs and needed to do so in person with identification. Cathleen B added that they instituted a \$10 charge for replacement fobs/cards and that their staff were able to deactivate the fobs/cards when homes changed ownership or when someone was in arrears. Their trustees and employees (with restrictions) have additional access points and sponsored events have a custodian available with the Residents Club in attendance. Village One reported having no problems keeping the clubhouse open with one custodian and noted that cameras track all those entering. Steve C remarked that he felt their system was fairly well-administered and that there was a notable uptick in usage of the facilities reported after installing the system. Cathleen B stated that the meeting was informative overall. Cathleen B told Ken F that she had retrieved plans from the archives of the sections of CV5, noting a discrepancy in the bylaws in that they indicated either 50 or 51 sections. She offered to spread them out and go over with Ken F how sections were mapped out when he is available. Cathleen B stated that the voting machines will be delivered 11/28/2025. She added that she had property modification forms and some some resident liaisons to go over as well and offered to email them to the appropriate trustees. Open meeting ended and George Elliott departed at 10:50.

Eileen Ringen

Secretary