

Minutes of Crestwood Village Five

Board of Trustees Open Quarterly Meeting

October 10, 2025

Trustees in attendance: Steve Berwanger, President; Steve Carroll, Treasurer; Ed Kirkwood, Sergeant at Arms; Ken Freeman, Trustee at Large; Betsy Gordon, 2nd Vice President; Maryann Payne, 1st Vice President Eileen Ringen, Secretary; Cathleen Blackwood, Administrator; Kelly Crick, Bookkeeper

The meeting was called to order at 2:10 by President Steve Berwanger with the Pledge of Allegiance followed by a moment of silence.

The meeting began with a recognition of the Veterans in attendance who were thanked for their service. Steve Berwanger announced that the guest speaker, Skip Bauer, the Association's accountant, was unable to attend due to a serious personal matter. Steve B added that Mr. Bauer would be invited back at a later date and that a copy of CV5 Community Association Financial Statements & Independent Auditor's Report was available for anyone in attendance. Steve B offered a brief outline of the report noting that CV5 is doing well financially with plenty of assets and an excess revenue of approximately \$13,000 from last year; we have had predominately positive contract changes (our bus service costs have been cut in half by combining service with other Villages) and we are on par with our responsibility for funding our reserves. Steve B added that the road project was being suspended for this year and that the Board has decided to rebid the project.

Eileen Ringen made a motion to accept the minutes of the closed meeting of 11/4/2025, Ed Kirkwood seconded the motion and all approved. Eileen R also stated the Veterans' Advisory Committee of Manchester Township had requested a donation from CV5, suggesting a contribution of \$250 which would entitle us to an engraved 12" x 12" square paver. Eileen R made a motion for a vote on making a donation of \$250, Maryann Payne seconded it and all approved. Resident George Elliott asked what the donation would be used for and Eileen R stated that it would be used to properly maintain monuments within the Township.

Trustee Reports:

Maryanne Payne reported that the Stouts Bus service was working well since we merged with the other Villages and that we are saving significant money as a result of the merger. She said that she would answer any questions regarding the bus service and that she would be meeting with Stouts on Thursday, 11/13/25. Maryann P added that the CV5 Food Pantry has received many donations but that more (unexpired) food and monetary donations would be needed

toward the end of the year. She asked everyone to encourage residents in need to sign up for donations and thanked everyone who had donated to the pantry.

Betsy Gordon stated that the first fall cleanup has been completed and that the final cleanup will begin on the first or second week of December. She added that the Food Pantry was in need of paper products and canned goods (other than beans and soup). She also reminded residents that, since the repair of water line breaks from the street to the house are the responsibility of the homeowner, residents should consider getting Line Insurance. The names of insurance companies offering Line Insurance can be found on her Facebook page "CV5 Neighbors Helping Neighbors."

Steve Carroll stated that after reviewing the Financial Statement and Independent Auditor's Report he felt that CV5 is in very good financial shape with a healthy reserve account which is split between Cd's and Treasury bills, an anticipated \$40,000 in interest from investments and approximately \$24,200 billed from over 1200 workorders and a revenue excess of over \$13,000.

Ed Kirkwood shared that property inspections and property modifications are all on schedule and that no problems have been experienced as of late.

Steve Berwanger asked for support of Operation Christmas Child which provides gift-filled shoeboxes to children in need throughout the world. Steve B also reminded residents that our Holiday party is scheduled for 12/13/2025 at 1PM. He added that we will again be sponsoring a best holiday decoration contest this year offering 3 prizes: most traditional, most outstanding and most creative. The winners will be announced at the Holiday Party. Steve B pointed out that the size of the Hilltopics Newsletter has been altered due to a change of ownership of the publisher. Although the print quality has suffered a bit due to lower resolution, the Newsletter is still being produced at no cost to CV5.

Steve B opened the meeting up to receive questions and/or comments from residents in attendance. Since there were no residents with comments or questions, the Board thanked everyone in attendance for coming and the meeting adjourned at 3:20.

Eileen Ringen

Secretary

