

Minutes of Crestwood Village Five

Board of Trustees Meeting

December 2, 2025

Open Session:

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

Administrator: Cathleen Blackwood

Guests present: Teresa Williams, Rubin Torres, Millissa Labosette

The meeting was called to order at 10:00 AM with the Pledge of Allegiance followed by a moment of silence. Maryann P made a motion to accept the minutes from 11/25/25; Betsy G seconded the motion and all approved.

Steve B reminded everyone that 12/5/25 is the last day to purchase tickets for the holiday party. He added that the winter edition of The Manchester Citizen has been published and that 1/20/2026 is the date of the bulk pickup. Steve B stated that recycling dates are in error in the December 2025 Hilltopics issue and that the CV5 Board of Trustees 2025-2026 schedule on page 3 is complete and to be followed. Steve C added that Martin Luther King Jr. day has not been noted on 1/19 in this issue.

Steve C stated that approximately \$300,000 has been transferred from the bank to UBS and that he purchased a \$240,000 CD at an interest rate of 3.8% which will mature in June of 2027, leaving \$60,000 held over with the remaining cash in UBS.

Maryann P stated that the bus service is continuing to run smoothly and she thanked all those who helped with the operation of the food pantry.

Betsy G reported that both leaf and gutter cleaning are still in progress and that door tags are no longer left. She added that she had received an inquiry about Anchor Pest Control. Cathleen B stated that residents would be notified when Anchor would be in their area via a phone blast and remarked that she has gotten positive feedback about Anchor's service.

Ken F asked how often Ron Catelli met with the Board and was told that Ron meets quarterly with the trustees. Ken F also asked if an agenda was customarily put together in advance. Steve B explained that the board loosely follows Robert's Rules of Order and that the board usually does not have a specific agenda as the agenda frequently changes from week to week. Ken F suggested considering implementing a weekly agenda.

Ed K asked the board to consider increasing the tree maintenance budget. The condition of the Village trees was discussed as well as the possibility of raising the budget in March/April of 2026.

Ken F asked why a property purchased by CV5 in the past was sold for under market value. Although no one on the current board was involved with the transaction, the property in question was discussed. It was generally agreed that it was not a good habit to criticize previous boards and best to concentrate on making wise decisions now so as not to burden future trustees.

Cathleen B asked Ed K if he could assist with Karaoke night on 12/9 from 5-7:30 and, being the helpful person that he is, Ed K generously agreed. Steve B pointed out that there was also a Residents Club meeting/party at 2:00 that day.

Cathleen B asked for a review of the proposal sent from FWH Associates regarding the upcoming CV5 road project. After discussing the scope of services needed and the high cost of professional fees, the board concluded that it would be necessary to get at least 2 more proposals from other road inspection & engineering companies. Open session concluded at 10:30.

The meeting concluded at 12:20

Eileen Ringen

Secretary