

Minutes of Crestwood Village Five

Board of Trustees Meeting

December 16, 2025

Open Session:

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

Administrator: Cathleen Blackwood

Guests present: George Elliott

The meeting was called to order at 10:00 AM with the Pledge of Allegiance followed by a moment of silence. Betsy Gordon made a motion to accept the minutes from 12/9/25; Steve Carroll seconded the motion and all approved.

Steve Berwanger stated that, although attendance was down 50% from last year, those present at this year's holiday party enjoyed good food and had a nice time. Steve B also noted his concern regarding future Karaoke nights as the Karaoke Jockey failed to show up for the first scheduled event. Ed Kirkwood agreed to provide Steve B with information about the next Karaoke Night to be scheduled. Cathleen Blackwood stated that it was her understanding that the next karaoke event was scheduled for 2/3/2026 from 5:00 – 7:30 and asked Ed K to please get back to her with a confirmation of that information.

Steve Carroll and Maryann Payne stated that they did not have any news to report.

Betsy Gordon shared that she has received primarily positive feedback from residents about the snow plowing done after last weekend's storm.

Maryann Payne suggested cancelling the 12/23/2025 Trustees meeting since it is unusually quiet during the holiday week. Cathleen B stated that she could reschedule any planned board activity for that day; Steve B made a motion to cancel the 12/23 meeting, Ed K seconded it and all approved.

Cathleen B stated that she will be meeting with the surveyor of the planned retaining wall on Auburn next week. She also commented that the gutter cleaning and leaf cleanup is still in progress.

Ken Freeman stated his desire to revisit his concerns regarding our governing documents which he outlined in an email sent to all board members on 11/17/2025. Ken F requested that all

board members reread his email in preparation for a future discussion of its contents. Ken F stressed the importance of strictly following the rules, by-laws and governing documents and working towards changing restrictive and/or outdated bylaws.

Steve Berwanger stated that consummating the last round of bylaw changes and creating a committee to create the next round of new bylaws and rules was a step taken in that direction. Ken F responded by adding that both covenants and bylaws must be changed before new rules can be added and that owners must be encouraged to get involved and educated. Cathleen B remarked that many unsuccessful attempts have been made to change and update governing documents and to get residents more involved. She asked for new suggestions to accomplish this goal and a brief discussion regarding encouraging community involvement followed. Steve B stated that we are waiting for attorney approval to consummate the last round of bylaw changes to bring our bylaws and covenants up to statute and Cathleen B suggested that we discuss it with Ron Catelli at the upcoming attorney meeting. It was suggested that some of Ken F's other concerns be addressed at the attorney meeting as well.

During a discussion of the CV5 board's operating procedures, it was noted that guests at open trustee meetings are permitted to ask questions. Ken Freeman expressed his support of this policy, stating that it promotes transparency and encourages community involvement. Cathleen B shared her concern about residents using social media to spread misinformation and/or demand legally protected private information. Ken F pointed out that while they may ask or even demand confidential information, they are simply not entitled to it. During this discussion, George Elliott requested that the minutes reflect his statement, "I have asked questions in writing and was told 'we are not here to be your doorkeeper'."

The reasons for poor quarterly meeting attendance and the need to encourage better resident participation was discussed.

Cathleen B noted the need for volunteers to take over a number of Hilltopics routes. The need for district reps and their role in the community was also discussed. Ken F questioned why the Treasure's Report published in The Hilltopics was only a quarter page sized listing and not a full two pages. Steve B stated that publisher space restrictions dictated the size and pointed out that residents had access to view the full report by visiting the clubhouse where it is posted on the bulletin board. Eileen Ringen asked if anyone has ever requested to see a comprehensive monthly treasurer's report and Cathleen B stated that she has never received such a request. Ken F stated that he will be sending a letter requesting it and he reiterated his belief that more effort needs to be put into encouraging owner engagement and education. Steve B pointed out that many measures have been taken to promote communication and share information with residents including the monthly newsletter, CV5 website, open weekly meetings, signage and two Facebook pages. A discussion about individual resident rights and obligations followed.

Maryann P suggested that educational seminars be offered. George E pointed out that the quarterly meeting offering a discussion about the bylaws was mishandled because the guest insurance representative was allowed to speak for too long. George E added that this created impatience and frustration on the part of those attending to learn about the bylaw changes, leading to the lack of civility which characterized the meeting. A discussion about the creation of the bylaw committee and a discussion about compliance with the law followed.

George Elliott departed the meeting at 10:55

The meeting ended at 11:10

Eileen Ringen

Secretary