

Minutes of Crestwood Village Five

Board of Trustees Meeting

2/3/2026

Open Session:

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

Administrator: Cathleen Blackwood

Guests present: George Elliott, Sandra Stolman, Christina Kempa

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 1/27/2026; Steve Carroll seconded the motion and all approved.

Steve Berwanger commended Betsy G for her exceptional efforts with snow removal coordination, noting the difficulty of clearing snow and ice during such sustained freezing temperatures. Betsy G stated that the snow removal service was working for days following the storm and that they are currently in the process of clearing drains. Steve B asked Steve C about the status of the by-law filings. Steve C explained that the by-laws have not yet been filed and that there would be a discussion about the by-laws when the board meets with the Catelli Law Firm on 2/17/2026.

Steve C stated that he has not gotten all of the month-end reports yet but that the expense statement shows a \$53,504 deficit for the fiscal year so far. He explained that a substantial portion of that amount (approximately \$50,000) is due to snow removal expenses and the prepayment of insurance. Steve C added that our securities and CD's do not mature until March and that the Association is in good financial shape.

Cathleen Blackwood welcomed Christina Kempa who entered the meeting at 10:13

Ed Kirkwood stated that Bingo was not held last week but would be hosted this week (and Bingo Extravaganza tickets for 4/25/2026 will be sold) Ed K asked Cathleen B if the back walk could be shoveled better in preparation for the Friday night dance. Cathleen B stated that the area in question was roped off for safety reasons. She added that since the weather conditions might not allow for sufficient melting that she wanted only the front entrance to be used. Steve B advised that even spreading salt would not be effective in 20 degree temperatures and

Maryann Payne suggested posting caution notices on doors. Cathleen B commented that doors near unsafe sidewalk areas would be locked and that notices would be posted advising that no doors will be open other than the front door. Cathleen B stated that she had a list of snow removal complaints/issues and offered them for trustee review.

Ken Freeman shared that he felt that a Saturday or Sunday date for a District Representative meeting would function best for residents who work and asked if there was a time that the room could be used on a weekend. Steve B suggested looking into any Saturday other than the third Saturday of the month which is reserved for the flea market. Ken F stated that he anticipates a large turnout and requested use of 18 tables- one for each of the 18 districts. Cathleen B advised that the custodian is available until 1:00 on Saturdays, that microphones could be made available and that the set up crew would need to be alerted in advance. Ken asked if he could get help with the preparation of envelopes for the mailing. Cathleen B stated that once the board approves the mailing that she had the ability to fold and provide assistance. Steve B pointed out that a renter can also be a district rep since the by-laws do not prohibit it. Ken F stated that the reason he did not want to offer refreshments/snacks was because he was interested in attracting serious-minded people. He added that he does not want people to come for a cup of coffee and a donut but rather because they want to do something. Ken F addressed Steve B and Steve C, stating that we are actually a Board of Governors, not a Board of Trustees. Steve B responded that the Board of Governors was the developers and that we are the Board of Trustees. Ken F asked Steve B for the distinction between Trustee and Director. Steve B answered that Director is a corporate title. And Steve C added that some Directors receive compensation.

Cathleen B shared that our guest at the 2/9/2026 Quarterly Open Board meeting will be from the engineering firm handling the water meter changeovers. He will be explaining how the water meter replacement project will work and will be taking any questions and addressing any concerns residents may have. Steve C asked Cathleen B to request Skip Bauer's presence to go over the audit report and she agreed to contact him.

Steve B stated that he was not comfortable keeping the by-law that allows only 24" rabbit wire fencing in part because residents have complained that they did not understand the most recent by-law voting process. Steve B suggested that because the by-law results haven't been filed yet, we could ask the Catelli Law firm to postpone moving forward. We could then send out another mailing for a vote on amending the fencing by-law alone with clearer, more simplified wording. Steve B added that he felt that making one more attempt would be the right thing to do as it might allow for better fencing before the next growing season. Steve B then asked for other ideas or for a vote to be taken. Betsy G stated that she would vote no as she felt that the results of the prior vote should stand. Eileen Ringen stated that the high

percentage of people who wanted fencing warranted another vote. Maryann P agreed that the voting instructions were confusing and stated that she felt that we should move forward with another vote. Betsy G voiced her concern about setting a precedent for people who may want to vote again on other items. Steve C asked if the new vote to amend would be by a quorum or be a 10% member opposition vote and it was generally agreed that it should be by a 10% opposition vote. Steve B made a motion to vote for allowing a second vote to amend the fencing by-law; Eileen R seconded it. Steve B, Steve C, Maryann P, Ken F, Ed K and Eileen R voted yes and Betsy G voted no. Steve B asked Steve C if he could work on getting the paperwork done. Betsy G offered to help with the bylaw amendment vote mailing.

Maryann P asked guests if they had questions or comments. Sandra Stolman stated that she felt that the combined CV bus service has improved since its inception but wanted to address the issue of the cost/benefit ratio which was briefly addressed at the 1/13/2026 open session. Sandra S expressed concern that further efforts to cut costs would threaten the quality of bus service residents have come to expect and deserve in CV5. Maryann P assured Sandra that the bus service would not change. Ken F added that we are obligated to provide bus service and that service will not change. George E thanked the trustees for understanding that the fencing issue is important to many residents in our community. He also cautioned that everyone keep in mind the legality of keeping all emergency exits clear of snow and ice.

George E and Sandra S exited the meeting at 10:40

The meeting concluded at 12:20

Eileen Ringen

Secretary

