

Minutes of Crestwood Village Five

Board of Trustees Meeting

2/17/2026

Open Session began at 10:32

Guests present: Gerry Gontarz, George Elliott

Betsy Gordon made a motion to accept the minutes from 2/10/2026. Ed Kirkwood seconded the motion and all approved.

Steve Berwanger informed everyone that today is the deadline for getting informational blurbs into the next Hilltopics issue. Betsy G requested that the feral cat trap, spay & release statement be included. Maryann P asked that a blurb be added regarding the size requirements of home address numbers, noting the importance of visibility to safety and emergency services. Betsy G mentioned that Village 6 was giving their residents thirty days to comply with the ordinance. Ken Freeman suggested that CV5 give Manchester township a list of homes without proper-sized numbers and let them address it. Steve B agreed that the township should enforce their own ordinance but agreed to put a reminder in the newsletter.

Maryann P shared that she and Cathleen B went to an association meeting (of villages 2-7) held in village 4 where ideas and information are shared to benefit all communities. The following was discussed: 1) Comcast is offering money to allow their cables to be run through the common areas (Ken F pointed out that allowing monopolies is not fair) 2) all villages experienced similar issues with snow removal even though different contractors were employed 3) village 3 has been experiencing serious mold issues 4) other villages charge for dryer cleaning services while CV5 does not 5) the bus committee will discuss the possibility of adding stops when they meet with Stout's bus service 6) village 4 is planning a 250th anniversary party; 7/25/2026 they will be having a parade and party with food trucks in their parking lot and have asked if other villages would like to participate, on 3/12 they are inviting vendor reps in.

Cathleen B shared that the MCC meeting is on Monday 2/23/2026.

Ken F asked to address the District Representative letter and it was decided that it be discussed in closed session. Steve B stated that he would mention the district rep meeting in the Hilltopics mentioning it on the front cover, on the calendar and in his Message from the President letter.

Ed K shared that the Residents Club meeting went very well with 40-45 people in attendance.

Cathleen B asked if anyone had received the letter regarding the water meter replacement program. A brief discussion revealed that letters were received, several appointments were made without issue and several people had their meters replaced in a timely manner.

George Elliott pointed out that some homes in CV5 have dryer vents installed that do not meet code and he questioned the liability of having CV5 offering free cleaning service to homeowners in the event of a dryer vent fire. Ken F stated that he was concerned as well and suggested that the liability issue be addressed with the association's insurance company. Steve B stated that it was his belief that since John and Eric are Stanley employees and Stanley is insured that they would assume liability. George E added that the association would still be named in the suit. George E stated that he has never been contacted about a dryer cleaning in 5 years and Ken F asked if the service was automatic or needed to be requested. Cathleen B stated that the service was yearly and automatic but owners could call to make an appointment. Gerry Gontarz asked for an update about a property modification form he submitted and Cathleen B stated they she would check out the status of the PMF for him.

George E and Gerry G departed the meeting at 11:00

Closed Session began at 11:05

Guests present: Barbara, Dennis, Ronnie, Gerry, Anthony & Debbie of the Residents Club, Nelida Munoz

Cathleen B thanked the Residents Club for attending the quarterly meeting with the board. She stated that the firm Mohel Elliott Bauer & Gass was just finishing up the Residents Club audit and it will be dropped off in the near future. Cathleen B reminded everyone that the next Bingo Extravaganza will be on 4/25/2026 with doors opening at 9:30 and tickets being sold at 10:00. Anthony stated that all reports are up to date with the state. John and Eric will both be in attendance to provide security since a considerable amount of money is being handled. Julie will be running the kitchen. Anthony shared that as of January 31st there is approximately \$51,000 in earnings in the bank. He added that the residents club will be discussing how that money should be spent and asked for input from the board.

Anthony stated that he felt that Priscilla Vidal Peck, who hosts the Sticks Alive classes, should compensate the association since she is not a resident of CV5 and is making money twice a week on the classes. He added that the action of banging with sticks could be damaging the floor and the chairs. Cathleen B shared that other villages sometimes get compensation from vendors using their facilities and noted that the ceramics club makes a one time donation to our association. Steve B suggested looking into the potential damage to the floor and chairs and proceeding from there. Anthony added that the residents club took issue with the behavior of George E who publicly brought up a club member's financial information and the resident club's

bank statement at the open quarterly meeting. He stated that he felt that it was inappropriate even though the information is available to the public. Gerry agreed noting that it only served to create a disturbance. Anthony added that the residents club also wanted to make the board aware of another issue involving Mary R, a former residents club president: When Mary R resigned from the residents club several years ago, she made it known that she wanted no further contact with the club or any of their events. Consequently, she has not been a DJ at CV5 functions. Recently Mary R expressed interest in getting more DJ gigs and after some residents indicated that they liked her music she was hired for one event. Since then she has encouraged people to actively campaign for her to be awarded more DJ jobs. Mary R approached Debbie while she was selling tickets and aggressively demanded to know why she isn't getting DJ jobs at CV5 events. Steve B stated that addressing Mary R's disruptive behavior and demands is the responsibility of the Residents Club board and not a board of trustee issue. The residents club members agreed to take charge of the situation. The residents club members departed the meeting at 11:45.

Nelida Munoz entered the meeting at 11:50. She explained that, while she was cordial with her neighbor, there were several recurring issues she wanted to discuss with the board: More than one resident under the age of 55 was intermittently living in the home for 2-4 weeks at a time. Frequent loud noise from underage resident's truck and dog(s) disturbed her peace. Frequent visitor's dog usually off-leash when owner is not home and was once on Nelida M's porch. Nelida M departed the meeting at 12:03. Cathleen B explained that there have been multiple problems in the past with Nelida M's neighbor including parking a trailer in the street and ATV use. Steve B stated that daytime noise is permitted and is not something the association could control. Cathleen B said that she would send a letter addressing the dog being off-leash. Cathleen B shared the news that the issue of exhaust fumes migrating into the Brynes' home was resolved since the offending resident has moved. Cathleen B also stated that P Laurencio received the wrong letter and that she was informed that she only owes \$25.00, and that the retaining wall on Auburn is on common property and will need to be addressed.

Steve B stated his concern that the trustees had not yet addressed the issue of a burned out thermostat which was installed at a resident's home by CV5 maintenance, noting that it could have caused a fire. He added that we should determine if the thermostats we are installing are from a defective batch or if the model itself is defective to prevent this from happening in the future. Steve B stated that we must be more careful in the future as there could pose serious ramifications. Ken F requested that the trustees review his District Rep letter and submit their edits/changes and/or approval so he could proceed with the mailing. Maryann P asked how the board was going to address the problem of possible damage to the floor and chairs during the Sticks Alive Classes. Steve B asked Ed K if anyone from the setup committee had noticed damage to the chairs other than normal wear and tear. Ed K replied that the only damage he

personally noticed was that the fabric bottoms were falling down and said that he would examine chairs during setup on Thursday morning. Maryann P asked if the board had made a decision as to whether Priscilla or Michelle should make a contribution to the association since they use our facilities. After a brief discussion, it was decided that they did not need to make a donation as they offer residents the convenience of enjoying dance and exercise classes at the own their clubhouse.

The meeting concluded at 12:25

Eileen Ringen

Secretary