

Minutes of Crestwood Village Five

Board of Trustees Meeting

4/14/2026

Open Session:

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

Administrator: Cathleen Blackwood

Guests present: Gerry Gontarz

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 4/7/2026; Maryann Payne seconded the motion and all approved.

Steve Carroll stated that the CV5 annual budget was in its preliminary stage. He added that he was currently updating spreadsheets and expects to have the budget ready for review by the end of the month.

Steve Berwanger noted that there have been several Facebook users sharing inaccurate information recently. He asked that board members refrain from engaging on social media to address the inaccuracies.

Betsy G stated that KC Greenscapes are scheduled to begin mowing on April 20th.

Cathleen Blackwood distributed a proposal from Premier Electronic Solutions for review. She noted that Premier is familiar with our alarm and fob systems and can provide a more economical & user-friendly way to arm and disarm our alarm system than our current vendor. Cathleen B asked the board for input scheduling the clubhouse air duct cleaning. It was decided that Advanced would be booked for Friday May 8 when maintenance personnel are available to help technicians access rooms and HVAC unit. Cathleen B and Betsy G summarized their meeting with S & G Aqua power washing service. Steve B suggested that S & G simply offer CV5 residents a discounted price based upon home models and Betsy G agreed to secure costs based on that pricing structure. The board discussed options for improving gutter cleaning service and debris cleanup, noting the difficulty of doing so without significantly increasing the annual budget. Cathleen B added that she will find out when the Spring gutter cleaning will begin.

Gerry Gontarz inquired about the origin and current location of the master deed. Steve B shared that the official documents for any deed would be found in the county records. Steve C explained how the bylaws and rules & regulations are referenced in the approval process when property modifications are submitted. Gerry G that he believed that the finger street leading to his garage belonged to him because he believed that he was paying taxes on it. Cathleen B stated that it was highly unlikely that the finger street belonged to Mr. G and a recent survey of his property would be needed to determine ownership. It was suggested that Mr. G speak to the tax assessor regarding this issue. Gerry G agreed to meet privately with a board member to further discuss several issues and questions and departed the meeting at 10:35. Cathleen B agreed to email Gerry G to make an appointment to meet with Steve C.

Eileen Ringen

Secretary