

Minutes of Crestwood Village Five

Board of Trustees Meeting

4/28/2026

Open Session:

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

Absent: Ed Kirkwood

Administrator: Cathleen Blackwood

Guests: John Lawther

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 approve the minutes from 4/14/26 and 4/21/26; Steve Carroll seconded the motion and all approved.

Steve Carroll recounted the topics discussed at the 4/27/26 Manchester Coordinating Council meeting: Melissa DePalma from Senior Services described the assistance being offered to Manchester seniors including a site designed to offer help with the filing of the Property Tax Relief applications. The state will be at CV5 clubhouse on 7/14 from 9-1 to assist residents with their forms as well. Yolanda Giavennitti explained how artificial intelligence works, describing both the benefits it offers as well as the potential danger it poses. She also offered ways to manage AI-specific risks. Judy Noonan shared that she got over a thousand signatures on the Petition in opposition to Assembly Bill A3466 which she'll be submitting. It was stated that complaints have been lodged about the trailers accumulating at 35 and 55 Schoolhouse Road. Violations were filed but trailers remain; trailers are to be removed by 4/28/26. Traffic issues were discussed, noting the need for a traffic light at Beckerville Road. The next meeting will be on 6/22- Mayor Hankins & Business Commissioner Carl Block will be discussing the Master Plan.

Steve Berwanger suggested requesting an electronic speed sign in response to the ongoing problem of vehicles speeding in the Village. Possible locations for the sign and solutions to the problem were discussed.

Steve Carroll distributed the recent CV5 Project Tracker and the following items were reviewed: obtain estimates for the upgrading or replacement of electric panel; move forward with security system contract with Premier Electronic Solutions; work on by-laws still in progress; (upgrading TOPS System will be put on hold until next year); find volunteers able to

stream meetings; purchase tables and umbrellas for picnic area; discuss resurrection of District Reps Committee if sufficient number of volunteers participate; seek volunteers for Rules and Regulations committee.

Betsy G stated that a number of residents have received postcards from Ozane (CV5's *former* termite inspection contractor) reminding them to make an appointment for a termite inspection. Since **our current contractor is now Anchor**, these residents will have to pay out-of-pocket to Ozane for this service. Cathleen B asked for a copy of Ozane's postcard so she could contact them to tell them to stop sending out these solicitations to CV5 residents. It was agreed that a notice to residents would be posted informing them that Anchor is now our termite inspection contractor.

Cathleen B reviewed the following: The grass complaint procedure was established: Office staff instructed as to what damage is covered. When grass complaint comes in from resident, Betsy G is notified by Christina Nolan and Cathleen B is copied. Betsy G notifies Bill from KC Landscapes and keeps track of all complaints and how they are handled. Cathleen B spoke with Chris Geist, operations manager of MetroMessage Center, to review and confirm that emergency and non-emergency messages are being relayed properly. New keys will be made for clubhouse doors and cabinets.

John Lawther shared that he enjoys living in the CV5 community and thanked all trustees and office staff for their service. He stressed the importance of clearing snow and ice from around the fire hydrants during winter storms and asked if residents were responsible for providing access to the hydrants. Cathleen B explained that while maintaining access to hydrants is part of the snow removal contract, several hydrants were recently overlooked even though a village map providing hydrant locations was provided and hydrants were staked. The issue was addressed and steps will be taken to correct the problem in the future. John L requested that a detailed financial report be made available to residents. Steve Carroll stated that a detailed financial report is posted on the clubhouse bulletin board and that it will soon be available quarterly as a full page insert in the Hilltopics newsletter and posted on the CV5 website. Maryann Payne added that there will also be Quarterly Budget meetings on 5/7 at 7PM and on 5/19 at 1PM. John L was thanked for coming and departed the meeting at 10:55.

The meeting ended at 12:20.

Eileen Ringen

Secretary

