APPROVED
MEETING
MINUTES
Date: 10/20/2026

Minutes of Crestwood Village Five

Board of Trustees Meeting

October 13, 2026

Open Session

Trustees in attendance: Maryann Payne, Steve Carroll, Ed Kirkwood, Betsy Gordon, Eileen Ringen, Anthony Zoccali, Steve Carroll, Carol Margretto

Administrator Cathleen Blackwood

Bookkeeper and Notary: Kelly Crick

Guest: Gail Van Bergen

The meeting was called to order by Maryann Payne at 10:00AM with the Pledge of Allegiance followed by a moment of silence. Betsy Gordon made a motion to approve the minutes from October 6, 2026; Ed Kirkwood seconded the motion and all approved.

Open Session began with the Swearing In of all the CV5 Trustees. Each Trustee swore the oath aloud and signed the Privileged and Confidential Confirmation and The Oath of Office form. These documents were notarized by Kelly Crick, CV5 bookkeeper and notary, who exited the meeting at 10:15. Cathleen Blackwood distributed the CV5 Code of Ethics to all Board members for their review. She explained that, once all Board positions are assigned, the Code of Ethics form can be signed by all Trustees and then sent to the CV5 attorney. Maryann P emphasized the importance of reading and abiding by our Community's Code, stressing the importance of keeping executive session discussions private.

In response to questions posed by residents regarding the landscaping schedule, Betsy G announced the following: During the week of 10/12 the landscapers will be doing edging *only.* The next grass cutting will begin the week of 10/9. The first Fall leaf cleanup will commence the first week of November. The final Fall cleanup date is yet to be determined due to staggered leaf drops and weather unpredictability. Betsy G shared that landscapers have been instructed NOT to blow leaves into the common areas adding that the owner of KC Greenscapes has been conscientious in addressing residents' complaints. Cathleen B stated that gutter cleaning, which is handled by Stanley Contracting, will take place between the first and final leaf cleanups.

Anthony Zoccali shared that the Bee Gees Tribute concert was well received. Ed Kirkwood reported that travel bocce has been cancelled due to low attendance and because some neighboring villages are unable to host visiting teams due to insurance restrictions. Maryann P shared that the Residents Club meets today, 10/13 at 2:00 and encouraged everyone to attend.

Cathleen B addressed the following topics for Open Session: 1) Bill Kline, owner of KC Greenscapes will be attending the 10/20 Closed Session Trustee meeting to review snow and grass procedures and to discuss possible solutions to all past landscaping and snow removal complaints. 2) The roofer will be repairing the active leak in the chair room. 3) A realtor has asked permission to use photos of the inside and outside of the CV5 Clubhouse on their website. (There were no Trustee objections to this request)

Gail Van Bergen asked if the debris from gutter cleaning is supposed to be cleaned up by the landscapers. Cathleen B stated that the debris from the gutter cleaning is supposed to be removed at the time of final fall cleanup. She added that residents who have not had their debris removed by that time should fill out a work order and someone will return to clean it up. Carol Margretto asked if dryer vent cleaning is automatically scheduled. Steve Carroll explained that while every homeowner is entitled to one dryer vent cleaning per year, a work order must be filled out and then a scheduled time can be determined. Betsy G shared that work orders are available at the clubhouse, they can be printed out from the CV5 website and are frequently printed in the Hilltopics.

Gail Van Bergen exited the meeting when Open Session closed at 10:30.

Eileen Ringen

Secretary