

Concord Square Village Owners' Association Representatives' Meeting

November 3, 2015

The CSVOA Representatives' Meeting was held at the Busch Community Room. President *Rick Montalvo* called the meeting to order at 7:00 P.M. and Secretary *Rhonda Queen* took roll call. The following Board Members were present: President *Rick Montalvo*, 2nd Vice-President *Kathy Hughes*, Treasurer *Diane Ehrlich*, and Secretary *Rhonda Queen*. All Buildings were represented **except Buildings A, E, and J. A Motion** to approve the October 6, 2015 Minutes was made by *Tim Sopenski (O-31)* and seconded by *Diane Crish-Dzadony (F-16)*. **Motion passed unanimously.** The Original of the Minutes as approved and all attachments have been placed in the Corporate Record Book.

OFFICERS'REPORTS: (1) **Treasurer's Report:** Treasurer *Diane Ehrlich* read the October 2015 Report. Beginning balance on 09/30/15 was \$71,872.17 and the ending balance on 10/31/2015 was \$62,870.47. **A Motion** to approve the October 2015 Treasurer's report was made by *Sue VanStraaten (K-5)* and seconded by *Mike Szpendyk (M-2)*. **Motion passed unanimously.** (2) Treasurer *Diane Ehrlich* discussed and reviewed the 2015 budget spreadsheet. (3) Treasurer *Diane Ehrlich* discussed the 2016 budget more will be discussed in the December meeting.

OLD BUSINESS: (1) President *Rick Montalvo* reports the water Department issues have been address through the Congress Woman's' Office and we are waiting for a response. (2) **Dave Flint (C-2)** reported the CSVOA website is up and discussed the building rep. e-mail address request to route the building information to that particular building rep. The e-mail address will not be publicized, a web-link will route the information thru the building selection feature.

NEW BUSINESS: (1) Treasurer *Diane Ehrlich* reported that the online account has been set up with Republic to obtain/pay the trash collection monthly fee. (2) President *Rick Montalvo* reports meeting with the snow plow manager Marcus Peters. The contact information has been put into place. Virginia Sandall will be the contact person for the building reps. The phone number has been distributed. Any complaints/concerns should be address to the building reps. The reps will contact Virginia to minimize confusion.

Open Forum: (1) Friendly reminder Feeding Deer is prohibited in accordance with Parma City Ordinance. The surrounding cities have elected to thin the population by permitting Bow hunting. (2) The Plain Dealer reported an article about the Water Department fee increase. Mayor Jackson has put a cap on the increases for the next 3 years. For more information please check the water department web-site or Cleveland.com.

Adjournment: **A Motion** to adjourn was made by *Sue VanStraaten (K-5)* and seconded by *Tim Sopenski (O-31)*. Adjournment was at 7:40 P.M.

Respectfully submitted,



Rhonda Queen, CSVOA Master Board Secretary

The Next meeting is 7:00 P.M. Tuesday December 1, 2015

All Homeowners are Welcome to Attend

*Concord Square Village Owner's Association
Representatives' Meeting –November 3, 2015*

Agenda

Call to Order

President *Rick Montalvo*

Meeting called to order at 7:00 P.M.

Roll Call

Secretary *Rhonda Queen*

Board Members and Building Representative

Approval of Minutes

Secretary *Rhonda Queen*

Approval of October 6, 2015 Minutes

Reports of Officers

Treasurer *Diane Ehrlich*

October 2015 Treasurer's Report / Approval

2016 Budget Sheet

Old Business

Water/Sewer Bill Update

New Business

Snow Plow

Residents' Forum

Open Discussion for Homeowners

Adjournment

Next Meeting December 1, 2015

CONSOLIDATION

DATE : October 2015

CHECKING ACCOUNT

BALANCE AS OF : September 30, 2015

71,872.17

ASSOCIATION FEES (A through 0)

26,200.00

TOTAL INCOME :

98,072.17

DISBURSEMENTS :

	<u>DATE</u>	<u>CHECK NO.</u>	<u>AMOUNT</u>	
DR. DAVE LANDSCAPING	10/3/2015	1716	324.00	Landscaping
August Lawn Service				
THE ILLUMINATING CO	10/3/2015	1717	49.73	Electric
Utilities				
REPUBLIC SERVICES	10/6/2015	1718	2,449.70	Garbage Removal
Garbage Removal				
CITY OF CLEVELAND DIV OF WATER	10/13/2015	1719	12,000.00	Water & Sewer
Partial Water Bill Payment				
NEORS	10/13/2015	1720	20,000.00	Water & Sewer
Partial Sewer Bill Payment				
DR. DAVE LANDSCAPING	10/24/2015	1721	324.00	Landscaping
Sept. Lawn Service				
PNC BANK	10/1/2015	ACH	2.00	Bank Fees
Bank Fees				
OFFICE MAX	10/6/2015	Credit Card	8.80	Copies & Misc
Copies				
AT & T	10/13/2015	ACH	10.80	Website
Website				
OFFICE MAX	10/19/2015	Credit Card	32.67	Copies & Misc
Copies				

TOTAL EXPENSES

35,201.70

BALANCE AS OF

62,870.47

Respectfully submitted



Diane Ehrlich , Treasurer

2015 MASTER ASSOCIATION BUDGET
(START BALANCE \$ 158,142.13)

EXPENSE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YEAR END TOTAL EST	TOTAL BUDGET	YEAR END % EST
WATER & SEWER	5,146.50			5,846.37			191,561.76		21,307.80	32,000.00	26,571.48		282,433.91	180,000	178.5%
ELECTRIC	106.81	132.36	107.22	112.94	110.53	108.67	186.85	267.71	467.86	48.73	110.00	110.00	1,670.70	2,000	93.5%
GAS						420.65	322.79	169.85	135.08				1,048.36	1,000	104.8%
TELEPHONE						74.27	74.27	75.45	74.86				0	350	0.0%
PROPERTY TAX												600.00	600.00	600	100.0%
SNOW REMOVAL	7,074.00	7,074.00	6,074.00	100.00			900.00				7,074.00	7,074.00	35,370	36,000	98.3%
LANDSCAPING					324.00	324.00	324.00	324.00		648.00	324.00		2,288	26,000	8.7%
POOL SERVICES				7,325.00	3,797.44	3,655.92	4,230.00	3,466.00	549.32				23,024	21,000	109.6%
REPAIRS & MAINT.		150.00			171.05		300.00	1,200.00	500.00				2,321	3,000	77.4%
COPIES & MISC	122.11	47.52	123.62	38.61	103.25	44.00	127.61	143.70	78.46	41.47	50.00	50.00	970	1,200	80.9%
INSURANCE												1,000.00	1,000	1,000	100.0%
LEGAL EXPENSES		500.00		380.00									880.00	1,000	88.0%
BANK FEES	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	24	25	96.0%
PROJECTS				119.62	4,242.56	619.69	8,735.52	9,223.00	295.20				23,236	30,000	77.5%
WEBSITE						21.60	10.80	10.80	10.80	10.80	10.80	10.80			
WATER/SEWER RESERVES															
GARBAGE REMOVAL										2,449.70	2,449.70	2,449.70			
TOTAL MONTHLY EXPENSES	12,451.42	7,905.90	6,306.84	13,924.54	8,750.86	5,270.60	206,775.60	14,882.51	23,421.49	35,201.70	36,591.96	11,296.50	292,020.00	263,175	0.0%
MONTHLY INCOME	23,670.00	23,490.00	23,580.00	23,580.00	23,580.00	23,880.00	24,480.00	23,580.00	23,580.00	26,200.00	26,200.00	26,200.00	292,020.00	314,400	92.9%
END OF MONTH BALANCE	169,360.71	184,944.81	202,217.97	211,673.43	226,702.57	246,311.77	63,016.17	71,713.66	71,872.17	62,870.47	52,478.49	67,381.99			

REV 06/02/14