

Concord Square Village Owners' Association Representatives' Meeting

October 6, 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 September 1, 2015 Minutes was made by *Tim Sopenski (O-31)* and seconded by *Will Ehe (D-8)*. **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 September 2015 Report. Beginning balance on 08/31/15 was \$71,713.66 and the ending balance on 09/30/2015 was \$71,872.17. A Motion to approve the September 2015 Treasurer's report was made by *Jean Kalies (I-10)* and seconded by *Lyn Gallagher (L-6)*. **Motion passed unanimously**. (2) Treasurer *Diane Ehrlich* discussed and reviewed the 2015 budget spreadsheet. (3) Treasurer *Diane Ehrlich* reports the 2016 Budget will be discussed at the November meeting.

OLD BUSINESS: (1) President *Rick Montalvo* reports the water Department issues have been address through the Congress Woman's' Office. (2) President *Rick Montalvo* reports Neff & Associates have been tabled until spring when we will have an opportunity to reapply for an EPA federal grant. (3) President *Rick Montalvo* reports Holland has sandblasted the wrong lettering announcing the speedbumps at the entrance. They completed a lot of the patching but failed to honor the original contract. The Board has severed ties with Holland and the balance of the contract will not be paid since service was not rendered. (4) President *Rick Montalvo* reports the parking lot striping has been completed. Each building paid the contractor direct. (5) 2nd Vice-President *Kathy Hughes* reports the pool has closed for the season. Repairs will be discussed before the next season's opening including the pool liner cement repairs.

NEW BUSINESS: (1) Treasurer *Diane Ehrlich* reported that the new trash collection fee bill has been paid. An online account has been set up with Republic to obtain bills rather than wait for the Water Dept. to issue them. (2) President *Rick Montalvo* reports The Snow Plow Contract will begin soon, anyone willing to help as a contact person should contact a Board Member. Virginia Sandall has agreed to be a Contact person. Virginia will only accept calls from Building Reps.

Open Forum: (1) Friendly reminder Feeding Deer is prohibited in accordance with Parma City Ordinance. (2) Automotive Businesses are prohibited in garages and driveway areas in accordance with CSVOA By-laws.

Adjournment: A Motion to adjourn was made by *Lyn Gallagher (L-6)* and seconded by *Tim Sopenski (O-31)*. Adjournment was at 7:45 P.M.

Respectfully submitted,



Rhonda Queen, CSVOA Master Board Secretary

The Next meeting is 7:00 P.M. Tuesday November 3, 2015

All Homeowners are Welcome to Attend

*Concord Square Village Owner's Association
Representatives' Meeting –October 6, 2015*

Agenda

Call to Order

President *Rick Montaivo*

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 September 1, 2015 Minutes

Reports of Officers

Treasurer *Diane Ehrlich*

September 2015 Treasurer's Report / Approval

2016 Budget Sheet

Old Business

Water/Sewer Bill Update

Neff & Associates Tabled Until Spring

Holland Update

Parking Lot Striping Completed

Pool Update

Trash collection fee Update

New Business

Feeding Deer

Residents' Forum

Open Discussion for Homeowners

Adjournment

Next Meeting November 3, 2015

CONSOLIDATION

DATE : September, 2015

CHECKING ACCOUNT

BALANCE AS OF : August 31, 2015

71,713.66

ASSOCIATION FEES (A through 0)

23,580.00

TOTAL INCOME :

95,293.66

<u>DISBURSEMENTS :</u>	<u>DATE</u>	<u>CHECK NO.</u>	<u>AMOUNT</u>	
HASTINGS WATER WORKS Close Pool	8/31/2015	1705	500.00	Pool
THE ILLUMINATING CO Utilities	8/31/2015	1706	228.35	Electric
THE ILLUMINATING CO Utilities	8/31/2015	1707	52.69	Electric
RICK MONTALVO Picnic Tables & Paint	9/1/2015	1708	221.66	Projects
KATHY HUGHES Pool Supplies & Paint	9/1/2015	1709	49.32	Pool
AT&T Pool Phone	9/8/2015	1710	74.96	Telephone
AT&T Website	9/10/2015	ACH	10.80	Website
TADDEO & SON Excavaton by Pool	9/14/2015	1711	500.00	Repairs
COLUMBIA GAS Pool Heater	9/14/2015	1712	135.09	Gas
THE ILLUMINATING CO Utilities	9/14/2015	1713	186.82	Electric
CITY OF CLEVELAND DIV OF WATER Balance of Arrears Water Bill	9/18/2015	1714	21,307.80	Water & Sewer
CASEY LAZAR Replace Island Lights	9/21/2015	1715	52.54	Projects
OFFICE MAX Copies	9/1/2015	Credit Card	11.34	Copies & Misc
OFFICE MAX Copies	9/18/2015	Credit Card	67.12	Copies & Misc
LOWES Perennials for Hill	9/10/2015	Credit Card	21.00	Projects
PNC BANK Bank Fee	9/1/2015	ACH	2.00	Bank Fees
TOTAL EXPENSES			<u>23,421.49</u>	

BALANCE AS OF SEPTEMBER 30, 2015

71,872.17

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	50,000.00			273,962.43	160,000	171.2%
ELECTRIC	106.61	132.38	107.22	112.94	110.53	108.67	186.85	267.71	125.00	110.00	110.00	110.00	1,588.11	2,000	79.4%
GAS						420.65	322.79	169.85	100.00				1,013.29	1,000	101.3%
TELEPHONE						74.27	74.27	75.45	30.00				0	350	0.0%
PROPERTY TAX															
SNOW REMOVAL	7,074.00	7,074.00	6,074.00	100.00			900.00					800.00	600.00	600	100.0%
LANDSCAPING					324.00	324.00	324.00	324.00	324.00	324.00	324.00	7,074.00	35,370	36,000	98.3%
POOL SERVICES				7,325.00	3,787.44	3,655.92	4,230.00	3,466.00	500.00				22,974	26,000	87.7%
REPAIRS & MAINT		150.00			171.05		300.00	1,200.00					22,974	21,000	109.4%
COPIES & MISC	122.11	47.52	123.62	38.61	103.25	44.00	127.61	143.70	40.00	40.00	40.00	40.00	1,821	3,000	60.7%
INSURANCE													910	1,200	75.9%
LEGAL EXPENSES		500.00		380.00									1,000.00	1,000	100.0%
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	880.00	1,000	88.0%
PROJECTS				119.62	4,242.59	619.89	8,735.52	9,223.00			2.00	2.00	24	25	96.0%
WEBSITE						21.60	10.80	10.80	10.80	10.80	10.80	10.80	22,940	30,000	76.5%
WATER/SEWER RESERVES															
GARBAGE REMOVAL										2,620.00		2,620.00		2,620.00	
TOTAL MONTHLY EXPENSES	12,451.42	7,505.80	6,306.84	13,824.54	8,750.86	5,270.80	206,775.60	14,882.61	22,439.60	53,106.80	10,180.80	11,456.80		283,175	
MONTHLY INCOME	23,670.00	23,450.00	23,580.00	23,580.00	23,580.00	23,680.00	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	189,380.71	184,944.61	202,217.87	211,873.43	226,702.57	245,911.77	63,016.17	71,713.66	72,654.06	45,947.26	61,968.46	76,709.66			
	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL	ACTUAL			

REV 06/02/14