

Concord Square Village Owners' Association Representatives' Meeting

September 1, 2015

Special Guest Speaker Notes: Councilman Crossman, Department of Public Utilities Chief of Public Affairs Jason Woods, Department of Public Utilities Government Affairs Manager Margaret Jackson and Northeast Ohio Media Group Editorial Writer Sharon Broussard attended the Board Meeting.

1. Jason Woods presented a power point to offer an explanation as to the billing and meter problems Concord Square has experienced. The presentation used data from December 2011 to the present.
 - a. Jason spoke of a new 2 part meter that combines the consumption using a high/low flow system. This 2 part system allows for errors for actual consumption.
2. President Rick Montalvo asked specific questions including a resolution to these ongoing problems that have yet to be rectified.
 - a. Rick specifically asked for an independent consultant that can verify the actual starting pint of the billing in conjunction with the rate.
 - b. Rick questioned the specialist Mark Paul's findings indicating that our bill was correct at the lower rate. This prompted the board to retain Attorney Kaman to receive these findings in writing to avoid **HUGE** arrearage costs.
3. Mr. Crossman spoke of the ongoing calls to his office from other Parma Residence that are also experiencing problems within the water department, particularly the customer service department.
4. Rhonda Queen expressed concern about the decimal point error on the meter.
 - a. The comparison from December 2011 meter which has nothing to do with the clear reads meter that was installed in 2014. When clear reads was installed the old meter become void.
 - b. An inquiry as to commercial rate verse resident rate because of the larger size meter was presented. Mr.Woods claims the residential rate is the rate Concord Square is being charged.
5. Diane Ehrlich presented our records indicating our paid bills and continued threats of delinquent bills and shut off notice that was placed on building "A" door knob.
 - a. Rhonda Queen went directly to the water department to pay the arrearage and any other monies owed to avoid disconnection, again, the water department provided an inaccurate bill. Later stating that we owed an outstanding bill in the amount of approximately \$21,000.00.
6. Diane Crish-Dzadony from building "F" asked specifically what will be done to ensure this does not occur again.
7. Eugene DiSanto from "D" building inquired about a compensation for the error as he researched and found this to be an option. Further suggesting clearing this \$21,000.00 and starting fresh from this point.

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*, Vice-President *Kathy Hughes*, Treasurer *Diane Ehrlich*, and Secretary *Rhonda Queen*. All Buildings were represented **except Buildings A, B, E, and J**. **A Motion** to approve the August 4, 2015 Minutes was made by *Jean Kalies (I-10)* and seconded by *Tim Sopenski (O-31)*. **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 August 2015 Report. Beginning balance on 0730/15 was \$63,616.17 and the ending balance on 08/31/2015 was \$71,713.66. **A Motion** to approve the August 2015 Treasurer's report was made by *Dave Flint (C-2)* and seconded by *Debbie Marchetti (H-3)*. **Motion passed unanimously**. The Budget Sheet was provided and discussed. **(2) Treasurer Diane Ehrlich** reported that the Board has increased the monthly fee \$10 per unit for the additional expense of trash collection effective **October 2015**.

All Other Business was Tabled until October 6th, 2015 Meeting.

OPEN FORUM: (1) Please Clean Up After Your PET. (2) It has been reported that 5 plants have been dug up and are missing from the front island. If anyone has information or sees anything PLEASE contact a Board Member Right Away.

ADJOURNMENT: A Motion to adjourn was made by *Tim Sopenski (O-31)* and seconded by *Eugene DiSanto (D-10)*. Adjournment was at 8:35 P.M.

The Next Meeting is 7:00 P.M. Tuesday October 6, 2015
All Homeowners are Welcome to Attend

Respectfully submitted,

A handwritten signature in cursive script that reads "Rhonda Queen". The signature is written in dark ink and is positioned above a horizontal line.

Rhonda Queen, CSVOA Master Board Secretary

*Concord Square Village Owner's Association
Representatives' Meeting –September 1, 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 August 4, 2015 Minutes

Reports of Officers

Treasurer *Diane Ehrlich*

August 2015 Treasurer's Report / Approval
Budget Sheet

Special Meeting

Guest Speaker Introduction

Water Department Billing

All Other Topics Tabled Until October 6, 2015

New Business

Signs Posted (State Road)

Front Island Vandalism

Residents' Forum

Open Discussion for Homeowners

Adjournment

Next Meeting October 6, 2015

CONSOLIDATION

DATE : August, 2015

CHECKING ACCOUNT

BALANCE AS OF : July 31, 2015	63,016.17
ASSOCIATION FEES (A through 0)	23,580.00

TOTAL INCOME :	86,596.17
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<u>DISBURSEMENTS :</u>	<u>DATE</u>	<u>CHECK NO.</u>	<u>AMOUNT</u>	
HASTINGS WATER WORKS	7/31/2015	1693	3,400.00	Pool
August Contract				
PNC BANK	8/1/2015	ACH	2.00	Bank Fees
Bank Fee				
THE ILLUMINATING CO	7/31/2015	1694	215.06	Electric
Utilities				
THE ILLUMINATING CO	8/3/2015	1695	52.65	Electric
Utilities				
AT & T	8/3/2015	1696	75.45	Telephone
Pool Phone				
TADEO & SONS	8/6/2015	1697	1,200.00	Repairs & Maint.
Repair Catch Basins				
OFFICE MAX	8/6/2015	Credit Card	11.88	Copies & Misc
Copies				
US POSTAL SERVICE	8/10/2015	1698	66.00	Copies & Misc
Yearly PO Box Fee				
HASTINGS WATER WORKS	8/10/2015	1699	66.00	Pool
Filter Handle Repair				
SIGNATURE LANDSCAPE	8/10/2015	1700	183.60	Projects
Light, Rain Sensor				
SIGNATURE LANDSCAPE	8/10/2015	1701	8,969.40	Projects
Front Hill Plants & Mulch				
DR. DAVE LANDSCAPING	8/11/2015	1702	324.00	Landscaping
July Lawn Service				
OFFICE MAX	8/17/2015	Credit Card	65.82	Copies & Misc
Copies				
COLUMBIA GAS	8/24/2015	1703	169.85	Gas
Pool Heater				
CASEY LAZOR	8/24/2015	1704	70.00	Projects
Paint Picnic Tables				
AT & T	8/11/2015	ACH	10.80	Website
Website				
TOTAL EXPENSES			14,882.51	
<u>BALANCE AS OF AUGUST 31, 2015</u>				<u>71,713.66</u>

Respectfully submitted

Diane Ehrlich
Diane Ehrlich, Treasurer

2015 MASTER ASSOCIATION BUDGET
(START BALANCE \$ 156,142.13)

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			273,862.43	160,000	171.2%
ELECTRIC	106.81	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								600.00	600.00	800	100.0%
LANDSCAPING												7,074.00	35,370	36,000	98.3%
POOL SERVICES					324.00	324.00	324.00	324.00	324.00	324.00	324.00	7,074.00	2,286	26,000	8.7%
REPAIRS & MAINT				7,325.00	3,797.44	3,655.82	4,230.00	3,466.00	500.00				22,974	21,000	109.4%
COPIES & MISC	122.11	47.52	123.62	38.61	171.05	3,655.82	300.00	1,200.00					1,821	3,000	60.7%
INSURANCE					103.25	44.00	127.61	143.70	40.00	40.00	40.00	40.00	910	1,200	75.9%
LEGAL EXPENSES															
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	619.69	8,735.52	9,223.00					24	25	96.0%
WEBSITE						21.60	10.80	10.80	10.80	10.80	10.80	10.80	22,840	30,000	76.5%
WATER/SEWER RESERVES															
GARBAGE REMOVAL										2,620.00	2,620.00	2,620.00			
TOTAL MONTHLY EXPENSES	12,451.42	7,905.80	8,306.84	13,924.54	8,750.86	5,270.80	206,775.80	14,892.51	22,439.60	53,106.80	10,180.80	11,456.80		283,175	0.0%
MONTHLY INCOME	23,670.00	23,480.00	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	282,020.00	314,400	92.9%
END OF MONTH BALANCE	169,380.71	164,944.81	202,217.87	211,873.43	228,702.57	245,311.77	63,016.17	71,713.66	72,654.06	45,947.26	61,996.46	76,709.66			

REV 08/02/14