

# **CORDWOOD POINT ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**April 23, 2022**

**BOARD MEMBERS PRESENT:** Ron Malott, Victoria West, Steve Grabowski, Teresa Renaud, Jackie Nadlicki, Brian Cullen, Mike Clemente via phone.

**BOARD MEMBERS ABSENT:** Warren Leake

**GUEST MEMBER:** Paul Salvatore

### **CALL TO ORDER:**

- Meeting called to order at 9:04 a.m. by Ron Malott.
- Pledge of Allegiance was recited.
- Board member introductions. A quorum was established. Voting or motions at this meeting took place.
- September 2021 meeting notes were motioned for approval by Teresa and seconded by Jackie. Board voted to approve notes. No nays.
- October 2021 meeting notes were motioned for approval by Jackie and seconded by Steve. Board voted to approve notes. No nays.
- Notes will be forwarded to Carolyn Miller for publication on the CPA website. This is done as a convenience for other members to read. There is nothing in current CPA by-laws mandating CPA meeting notes for Internet publication.

### **BOARD MEMBER REPORTS:**

#### **President's Report:**

- Anonymous letter received at CPA post office box address. There was no name, signature or return address on it. Sharing it with the Board to make us aware of the anonymous letter's concern over ditches and 25 mph in the subdivision.

- Board Member Warren Leake had to resign due to health issues.
- There are three openings on the CPA Board to fill: Sandy Flowers, Warren Leake and Pat Mitchell have all vacated.
- Lynn Bell gave Ron a name list of potential people who might be interested in joining the board. Jackie has the list and will contact the potential candidates to see if they are interested or not.

### **Vice President's Report:**

- Ron and Brian encourage Board members and residents to attend the Benton Township meetings to keep Cordwood Point "presence and pressure on" so they do not forget about us.
- Benton Township's website does not mention any more work to be done in Cordwood Point for another five years.
- Road commission budget has been cut which also means road maintenance will be decreased. This affects the ditches. Members noted that clogged ditches lead to standing water making it prime mosquito breeding areas, etc. health hazards.
- The flooding overflow, crack and potholes forming on Straitsview noted.
- Residents can also help by keeping ditches clean by removing debris or mosquito dunks. Perhaps put this in CPA newsletter.
- Benton Township blight ordinance passed.
- County moves at a different pace than Townships.
- Brian mentioned residents "hoarding vacant lots in not developing them by sitting on them, denying CPA funds, and that folks that do so should pay per lots owned". Jackie notes that some people do this to create space and privacy, not "hoard". Idea to be discussed further at other meetings.

### **Secretary's Report:**

- Working on newsletter has commenced. Board members to submit materials.
- Carolyn Miller removed Board members phone numbers from the website per member's request and Board approval.

## **Treasurer's Report:**

- Many thanks to Ron for going to the Post Office to get CPA mail!
- Working with PNC Bank and Jordan Hoag to get the CPA annual dues electronic payment system working as a convenient way for residents to pay. There is a \$2 convenience fee on top of annual dues amount. Link will be put on CPA website ([www.cordwoodpt.org](http://www.cordwoodpt.org)). It should be up and running by May 16, 2022. We can always cancel it if it does not work out.
- Pam Bailey emailed about how to handle property transfer and pay late dues upon the death of her husband Gary who left no will. (Lot 514, 14251 Larchway Ct.) Total amount owed to the Association at this time (through the 2021 fiscal year) is \$860.00. The yearly Association dues for most of those unpaid years was \$40 per year with a \$25 late fee (\$65 total/year). Gary received many notices from CPA through regular and certified mail. Ron advised she contact an attorney for advice on how to handle property transfer to her name.
- This upcoming foreclosure auction of Juillet property on Linden (owes \$390) that I found on Trulia and Zillow. The auction is 4/1/22.
- Received a check for \$260 back dues for the Brown's that own lot 75 on Cordwood Trail. Lot is up for sale.
- 38 owners owe some dues out of a total of 321 residents.
- Of the 38, 14 owe just 2021 (\$65) and 5 owe two years (\$130).
- 90% of CPA owners are up to date on dues. Great news!
- Received a check for \$160 from Sherri Kovach for past due dues for lot #331 under Keith Kovach (relation uncertain). She sites years: 2022, 2021, 2020 and 2019. Ms. Kovach sent an email to CPA Treasurer asking to drop late fees due to "unemployment and hardship due to Covid".
- Paul Salvatore said he was once a debt collector and that interest is usually paid off first by those who owe but also a responsible thing for those who owe to communicate if they are in trouble so some payment plan could be worked out. 27 transactions since June 2021. Paul Salvatore noted "Kovach notified multiple times about late fees and dues owed without a response".

- Board took a vote to drop the \$25 late fee for the 2021 fiscal year because of the check Ms. Kovach sent in March 2022. No nays. Board agreed not to drop all the fees as it would set a precedence of slippery slope. This reduces amount from \$230 to \$205.
- Next year's CPA Budget approved by Board vote. No nays.
- Annual dues \$40 payments for the 2022 fiscal year are to be postmarked by the end of June, 2022 or a \$25 late fee will be added to dues if postmarked after June 30, 2022.

### **COMMITTEE REPORTS:**

**Parks:** Terry France has refused to sign a contract regarding money and his continuing CPA park maintenance. He has been paid \$750 twice for his work. Mr. France has been vague about a park maintenance schedule and what specific chores he does when the Board has asked.

Jackie suggested Brian Elenbaas as a potential back up. Bryan had done a lot of yard work, snow removal, grounds maintenance for many years for many CPA residents. She will contact him to see if he is interested in CPA park maintenance.

**Buildings and Grounds:** Kudos and thanks to Steve for installing the new energy efficient LED lights in and around the Clubhouse and subdivision. This saves all of us money and energy. Noted that Mr. Kline has been a big help. Straitsview Cordwood Subdivision sign was blown over by wind, put back up and stabilized.

**Social:** Lisa Rankin emailed Board members requesting that social events and gatherings be allowed again at the Clubhouse and to see if Covid restrictions could be lifted.

**Welcome:** None. New residents have moved into CPA. Welcome Committee will be notified to send our new neighbors Welcome to CPA packets.

### **OLD BUSINESS:**

- Board voted unanimously to remove Covid restrictions to allow gatherings at the Clubhouse again. No nays.
- No recent contact from Ryan Woods nor has he removed the RV from the Cedarhurst lot. Klinks Recycle said they could remove it. Ron will contact Woods to get permission to remove RV by June 2022. Board agrees.

- Resident complaint about 9181 Cordwood Trail "eyesore" property where it is said owner sells plants. Plastic plants, flower pots, junk scattered about noted. Letter should be sent to resident concerning issue.
- Potential blight properties to be brought to Benton Township attention: Stoyk property on 14210 Birchall Court where no action was taken by Health Department despite complaints; Ryan Woods at 9120 Cedarhurst Ryan on RV, and 9181 Cordwood Trail (letter to be sent).
- Discussed assessing annual fees per lots owned as some people own multiple lots. Many associations have no amenities charge far more than CPA does (a member quoted some at \$300 plus). Paul Salvatore asked if he would have to make two payments since his house sits on two lots. Ron said yes. Idea of increasing annual dues versus number of lots owned: This will be brought up at the annual meeting, put in the CPA newsletter, and have further discussion by the Board.

#### **NEW BUSINESS:**

- Jackie noted that it would be a wise idea to maintain and have a list of people who have Clubhouse keys. Suggested fee of \$5.00 for a key can be purchased at the Annual meeting which can be refunded when resident moves out of CPA returning key. A \$15 charge for lost keys suggested. Will discuss this idea further at next meeting.
- Dog nuisance complaint over Jackie Nadlicki's second dog. Emails sent by complainant to all board members and a text to CPA President. Neighbor three lots down complained dog keeps getting loose causing a nuisance. Jackie states dog is very strong and has broken several leashes. Dog very excitable when he spots wildlife...chase is on! Several foxes also living in area. A stronger cable and leash system has been installed to prevent escape. What dog doesn't like to chase? A board member volunteered to go assess situation.
- Dumpster rental. Sign-up sheet for residents wanting to discard items. Dumpster would be for CPA residents only perhaps on a weekend. This would have to be monitored to prevent improper use. 40-yard dumpster suggested. Jackie will call around to various disposal companies to get price quotes. What will be allowed (such as hazardous waste or not) will be discussed at next meeting.

- Our CPA By-laws follow County regulations.
- Reminder that CPA annual meeting is June 25, 2022.

**CLOSING:**

- Mike and Teresa moved to close meeting and Brian seconded to close meeting. Board approved to close meeting.
- Next meeting is May 28, 2022 at the Clubhouse at 9 am.

Respectfully submitted,

Victoria West (and Jackie Nadlicki!)