

OCV Meeting Minutes – Jan 19, 2016

Vice-Chm. Marianne Williams opened the meeting at 9:00 AM, Jan 19, 2016.

Trustees Jim Hayden and Peter Garvey were present and Chm. Roger Lange participated via Skype. Romeo Berthiaume was absent.

Lee Yaworski, Acct. Mgr. representing Waste Management was present to discuss renewal of the waste handling contract for 2016-2017. Jim Hayden had spent time with Lee working out the details. A discrepancy was discovered in last year's payments. To rectify that it was decided to use last year's agreed upon price of \$935.01 per month instead of increasing this year's price as originally proposed which would then even the costs out. The Board voted favorably to sign the new contract under the new terms. Picking up bulk items (furniture, appliances, etc.) was reviewed next. Lee verified the procedure to follow which is the same in Bill Oncay's recent email notice. The procedure is as follows:

1st Call (800) 972-4545.

2nd Select option 1 (option 4 will work as well)

3rd Give the Olde Canal Village account #, 447-787675. (a commercial account, do not say "resident")

4th Indicate you want to schedule a bulk item pickup and pay over the phone by credit card or check. (If this is questioned tell them to look on their "note screen" for the OCV account. It states an OCV Unit Owner can use this procedure.)

5th Let them know what bulk item(s) you have for pickup and give them the street and unit # where the item(s) are to be picked up.

6th They will advise the price and day the bulk item(s) will be picked up. The bulk item(s) must be curbside on that pickup day by 7:00 AM. Price is by size of item and should not exceed \$50.00 + fuel/other (\$55.95) per item. If higher, contact Trustee Jim Hayden who will clarify with Lee Yaworski.

The Board thanked Lee for his efforts. Jim expressed how satisfied he is with Lee's quick responses to any OCV concerns or needs. Lee then left the meeting with the signed new contract. After Lee left Peter Garvey agreed to write up a poster notice for the above bulk item pickup procedure. Next, a brief discussion about the Blackstone Recycling Center was held. They are less expensive, but the item is not picked up curbside and must be transported to their site. This option will also be included in the notice.

The regular meeting was continued.

Old Business:

- 1.) The bills for December were reviewed and approved as paid.
- 2.) Operating expenses against the budget were reviewed and found in balance. Marianne Williams reported there are no delinquents. The reserve fund has a final yearend total of \$93,292.00. The checking account has a positive balance.
- 3.) Marianne has sent all required financial information to our accountant Leslie St Jean who will then forward it along with her info to the auditor for the 2015 annual audit.

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- 4.) Marianne reported Walker Electric is replacing the light bulbs for RISE Engineering, our assigned contractor from MassSave/Nat'l Grid. Roger Lange indicated he signed up and is away at the present time as are some others. At least one Unit Owner claims they did not receive the original signup notice. Marianne has contacted Rise Engineering regarding those situations and they agreed to allow another visit in the future and to accept new signups as well to be done at the same time. There is a concern by Walker Electric that putting the new LED lights in the security light fixtures on our garage fronts may result in failure of the daylight sensors that turn them on and off. Walker will leave these lights uninstalled for now. Some Unit Owners have previously used LED lights for this purpose with no problems. Dave Doppler can check this out.
- 5.) Peter Garvey brought up the letter from GSL Law regarding the paving the driveway to the shed and the issue of capital improvement vs. repair and maintenance expense. A couple of questions were addressed and it was decided one point needed clarification. Peter agreed to follow up with GSL Law and report back at the next Board meeting.
- 6.) Jim Hayden indicated he has received positive feedback on our snow removal contractor's performance during the recent storm. Roger asked Jim and Peter to contact Dave to rake the roofs of those Units that had leaks if the upcoming storm requires that.
- 7.) The TCFs are up to date. Jim will check with Dave about a deicing wire power line issue with one Unit. Peter pointed out to Dave a missing cover on the GFI on bld. #7 for the sprinklers and emailed Roger Lange as well. This is not critical at this time even if it trips.

New Business:

8.) Marianne announced the new CAU insurance policy for 2016 will cost \$2013.00 per month. Fortunately the increase was anticipated and is covered in the budget. The grills on decks are not an issue at this time. Local fire officials may have input if needed. The Travelers workers comp. insurance is expected to increase by 6-7%, which is also anticipated in the budget.

- 9.) Jim reported Superior Roofing fixed a roof leak from a cracked vent pipe with a new boot. It appears to have worked. They will inspect it in the spring to see if it requires more work.
- 10.) A Unit Owner had requested permission from the Board to allow her grandson, in his thirties, to live with her for personal reasons. The Board previously voted favorably to allow a stay for six months at which time the matter will be reevaluated. The six month period will begin this month.
- 11.) Marianne pointed out the outdoor bulletin board door needs fixing and also that permission from the Trustees is required to post personal information. The only exception is "thank you notes" for 2 weeks. She also mentioned the sand barrel needs filling which requires hauling from the public works. Jim said it still had some left last he checked, but he would look again. Marianne said she witnessed cars not yielding at the rotary. She also stated she found the light in the clubhouse supply room was left on. Peter asked how many people have keys. She answered "many". Peter suggested changing the lock should be considered.

Meeting adjourned at 10:35 A.M. Respectfully submitted, Peter H Garvey, Trustee