



OLDE CANAL VILLAGE BOARD OF TRUSTEES  
Minutes of Thursday, October 13, 2016

Members present: Roger Lange, Romeo Berthiaume, Jim Hayden, Peter Garvey, Don Godeke

Prior to the regular meeting the Trustees met with our snow removal contractor, Dowding Lawn and Landscaping, at 8:30 to review the work of the past winter season and that of the upcoming winter season. A new contract will be considered as the current one has expired.

1. Opening: The regular meeting was called to order at 9:40 a.m. by Chairman Roger Lange.
2. Bill pay review: The bills for September were reviewed and approved as paid. Peter reported on current bills thus far in October and condo fee payments. The checking account has a positive balance. The reserve fund has a total of \$104,604.00.
3. Communication forms: There seem to be some resident email address issues but they will be corrected with the upcoming Village census, which will be handled in conjunction with the smoke alarm checks being performed this month and finished by November 1. A request for siding replacement by one resident will be done by Dave Doppler this month. A question on a missing spare condo key of an owner is under investigation by one of our Trustees. We recently have had six units sold and occupied by new residents and three more condos are currently on the market.
4. Maintenance: Don distributed a report of maintenance work done during September and early October. Projects included: weed whacking the retention pond, removing dead trees and tree trimming, replacing a missing siding piece by Superior Roofing, repairing a screen door frame, repairing an interior basement wall, and beginning painting of front doors of condo units. The front door painting of 30+ condos should be completed in October. Not all doors are in need of painting.
5. Landscaping, watering, and trimming: Romeo reported that all of the Village shrub and tree trimming has been completed. He will speak again with a company that is able to prune large trees such as our ornamental pear trees in the Village. The trees are getting to the size where they should be pruned, possibly next year. We are also seeking bids to have the Warsaw Street curbing repaired. The no-watering ban continues and Village sprinkling systems are now shut down for the season.

6. Driveway to shed: The edging of the driveway to the shed was completed the morning of our meeting, October 13, 2016.
7. Olde Canal census: It was suggested by a resident that our Village census could be done online very effectively. As we are already in the process of doing the census with our current method, the Trustees will make this a point of discussion at our November meeting so that updating could be implemented in the future if the Trustees approve. The information will still be under control of the Board of Trustees and not for public access.
8. Timer for security and lights resetting: Roger reported that the timer for the security lights of the clubhouse has been reset for the season.
9. Annual smoke alarm testing: The building representatives who test the smoke alarms each year have begun to do so and will complete the process by November 1. Along with the alarm testing, they will encourage residents to place fresh batteries in the alarms and to test fire extinguishers in the units and replace if necessary. This year all residents will be given a census/security form to complete and return with the testing paperwork. This form will ensure up-to-date information about the units, even if residents are away for a time.
10. Trustee comments:
  - Blacktop repair at 11 NVD was done the day of this meeting.
  - A resident requested, in writing, an extension of a family member under the age of 55 to live in the condo unit. This was granted for a six-month extension through April of 2017.
  - The parking policy of the Village was reviewed and at this time will remain as it is. It was noted that it is important to clearly explain the policy to all new residents as well as the reasons for the policy.
11. Adjournment: 11:30 a.m.

Respectfully submitted by Don Godeke, Secretary