

OCV Meeting Minutes – Oct 8, 2015

Chm. Roger Lange opened the meeting at 9:00 AM, Oct 8, 2015.

All Board members present.

- 1.) The bills for September 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 current total of \$92,200.00. The checking account has a positive balance requiring no transfer from reserves.
- 3.) Trustee Communication Forms: A basement wall crack and a roof vent leak have been reported and will be fixed. Some Owners are submitting hand written non-form requests. Owners need to be reminded there is an official Trustee Communication Form, copies of which are available in the clubhouse. Most use the on-line version which alerts all Trustees and Dave Doppler. The purpose of this is that Trustees have different assigned responsibilities and the on-line version insures the correct Trustee is notified enhancing the response time.
- 4.) Marianne Williams confirmed she had received an email reply from MassSave/Nat'l Grid regarding the light bulbs/insulation upgrade wherein they indicate they are still behind schedule and OCV is still on the list to be done this year. This email reply was forwarded to OCV Owners by Bill Oncay at Marianne's request.
- 5.) The water line break on NVD is repaired. The yellow painted arrows left from this will be covered over. Jim Hayden is awaiting a final invoice from Whitinsville Water. To date Jim has 8 Owners who want deicing cables installed, seven 100' and five 60' lengths. He will purchase these and have them installed by Dave.
- 6.) Romeo Berthiaume reported trimming the shrubs is finished as scheduled and the lawn has been aerated by Village Green. He will discuss some concerns voiced by Owners regarding clippings being blown on porches, some spots not cut and attention to weeds. He plans to contact Bourque Irrigation to turn off and winterize the sprinkler systems on or about 10/15. Marianne inquired as to whether there are sprinklers on the south strip of grass entering NVD near the clubhouse. Romeo answered there are not. This will be investigated to see if we can add lines and sprinklers there for next year.g
- 7.) Peter Garvey ordered the gas vent signs and expects delivery imminently. They will begin to be installed this month.
- 8.) Roger stated the driveway to the shed is now postponed to next year as the delay has put us into too cold weather for asphalt production.
- 9.) Peter is still looking into cost and availability of a lawyer specializing in HOA/Condo Assocs. concerning the issue of "capital improvement" as applied to HOA/ Condo Assocs.
- 10.) Roger reported the washing of buildings has resumed. There are only two buildings left, #2 and #3.
- 11.) Roger handed out a new set of lists for Trustee assignments, contractor/maintenance details and committee members.
- 12.) Comments by Trustees: Roger commented on an unpleasant and costly experience with Service Plus replacing a part on his air conditioner. Another Unit Owner had an unfavorable

OCV Meeting Minutes – Oct 8, 2015

experience as well. Roger will request Service Plus be removed from the recommended vendors on the OCV website. Those Owners who still want to use them are free to do so. He also recommended Brad Webster be added to the carpenter list. Roger was most satisfied with the recent repairs to his unit by Brad. The sump pumps have been tested and Dave has sprayed for ants.

Romeo said he uses Consumers RI, Woonsocket for his furnace service and is very satisfied with their price and the quality of their work. He recommended they be put on the OCV website list. He also announced that packets have been handed out to the Building Reps to test all smoke alarms and to check for fire extinguishers as well.

Marianne mentioned there are complaints the 2015 OCV Phone List only has one name unlike prior years wherein both residents were listed where applicable. Bill Oncay will be requested to make a new list to correct that shortcoming.

Peter indicated he and his wife have gotten “computer scam” calls and, of course, have hung up immediately.

Meeting adjourned at 11:27 AM. Respectfully submitted, Peter H. Garvey, Trustee