

OCV Meeting Minutes – Nov 12, 2015

Chm. Roger Lange opened the meeting at 9:00 AM, Nov 12, 2015.

All Board members present.

1A.) J.R.Dowding, snow plowing contractor, met with the Board to discuss the upcoming year of handling the snow plowing at OCV. This is the second year of the contract. J.R. stated that the personnel used last year will remain the same. He is aware that we want plowing of snow into the open areas indicated as we do not want to have snow trucked off at additional cost. He is also aware of clearing the storm drains. He apologized for the response problem last Thanksgiving and promised that would not happen again. For less than 2" of snow or icy conditions, it was agreed that Jim Hayden will make the call to J.R. and Jim could check with Peter Garvey if he felt the need prior to calling J.R. Jim has an OCV layout map with the open areas, hydrants and storm drains highlighted. This will be enlarged and split in two with a copy enclosed in a clear page holder and placed in the cab of the snow mover. J.R. indicated the snow mover will be parked next to the shed as was done last year for quick response. The meeting was cordial and the Board thanked J.R. for coming.

- 1.) The bills for October 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 \$94,898.00. The checking account has a positive balance, but will require a transfer of \$7,000 from the reserve fund to cover the balance of payment to Superior Roofing for the number two building roof. Marianne made a motion to transfer \$7000.00 from the reserves, seconded by Romeo Berthiaume, voted favorably by the Board. This is the first such transfer since March of the current year. The new budget for F.Y. 2016 was proposed by Marianne. After a few transfers and corrections the reworked budget was accepted by the Board. The budget will be available at the Dec. Homeowners meeting.
- 3.) Trustee Communication Forms: A basement wall crack is being evaluated. Some gutter problems are being investigated. A Unit Owner requested permission from the Board to allow her grandson, in his thirties, to live with her due to financial hardship until he can gain fiscal stability. The Board voted favorably to allow a stay for six months at which time the matter will be reevaluated.
- 4.) Due to no new information, the MassSave/Nat'l grid retrofit discussion was moved to Dec.
- 5.) Jim reported the front roof on #11 and front and back roof on #13 is finished on schedule. He was pleased with the professional manner Superior Roofing did the work. Peter echoed that opinion. Jim also reported installation of the deicing cables has begun and will be completed before the end of the month. A discussion then followed as to the cost to those owners. It was agreed that the deicing cable would be \$1.25/ ft, remote starter: \$10.00, 25' extension cord: \$10.00, 8' extension cord: \$5.00 & light string; \$5.00. A unit owner requested money back for broken cables. The board voted to deny that request.
- 6.) Romeo stated Bourque Irrigation has turned off and winterized the sprinkler systems. He expects the landscaper will do the cleanup of leaves before Thanksgiving. Roger indicated that Dave Doppler will remove the leaves from the gutters and check at that time for any other problems as well.

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- 7.) Peter picked up the gas vent signs and gave them to Dave. Dave then installed them quickly and appropriately on all units needing them including the clubhouse.
- 8.) Roger stated the driveway to the shed is now postponed to July of next year as the delay has put us into too cold weather for asphalt production. The cost will remain \$2100.00.
- 9.) Also due to no new info, the capital improvement issue was also moved to Dec.
- 10.) Roger reported the washing of buildings has been completed. Next year's projects will be painting bulkheads and front doors where required and addressing the buildings outer mildew issue.
- 11.) Bill Oncay is preparing the new phone directory. He posted a notice on the announcement board next to the mailboxes with the agreement of the trustees.
- 12.) Comments by Trustees: Romeo announced that all smoke alarms have been tested and the paperwork turned in to him.
Marianne explained that a Unit Owner had a problem with a large item trash pickup. There was a misunderstanding as to our category. Even though we are residences, OCV is classified as a business. Unit owners calling MWR should push the "business" button, not the "resident" button for this service. They will then be advised the cost.
Roger reported a discussion on solar panels. Due to roof repairs, sun rotation and other potential problems it does not seem feasible at this time. Peter has signed up with Clean Energy Collective, an Uxbridge community project. Roger also announced the budgeted new carpet for the clubhouse is now scheduled for installation after Christmas around the 28th or 29th of Dec. Moving of furniture for this will need to be done. Volunteers for this are required and welcomed.

Meeting adjourned at 12:10 PM. Respectfully submitted, Peter H. Garvey, Trustee