



OLDE CANAL VILLAGE BOARD OF TRUSTEES

Minutes of Thursday, November 8, 2017

Members present: Peter Garvey, Jim Hayden, Roger Lange, Don Godeke, Bill Williams

1. OPENING: Peter called the meeting to order at 9:00 am.
2. ATTENDANCE: All Trustees were present.
3. FINANCIAL:
 - 3A. Village bills were reviewed and explained when clarification was needed.
 - 3B. The Village budget was reviewed, expenses discussed, and late payments explained.
 - 3C. Our Reserve Fund has a balance of \$137,173.00 and the checking account has a positive balance.
4. TRUSTEE: COMMUNICATION FORMS/OPEN/PROBLEMS/INCOMPLETE: Jim reported the following:
The loose siding of #21 and #23 OCW and that of the clubhouse have been removed and replacement siding will be installed by Superior Roofing. A bedroom ceiling leak at #24 OCW and a window leak at #19 NVD have also been checked and will be addressed by Superior Roofing.
5. UNFINISHED BUSINESS:
 - 5A. Emergency lockboxes: Peter has written a letter to be sent to all Village unit owners explaining the use of lockboxes.
 - 5B. Maintenance schedule: Roger reported that repairs are being done in the Village. The cleaning of gutters has been delayed due to the late falling of leaves again this season.
 - 5C. Fire alarm testing: Don reported that fire alarms have been tested and most reports have been received. One NVD unit has not yet been tested due to illness of the unit owner but is expected soon. One OCW resident has not yet returned the testing form. One smoke alarm has been replaced and others will be replaced as needed. The Trustees thank the Building Coordinators and the unit owners for testing their smoke alarms again this year.
 - 5D. Budget for 2018: Peter and Bill continue working on the budget for presentation at the December Homeowners' Meeting.
 - 5E. Roofing repairs: Jim reported that Superior Roofing is ready to re-shingle some of the roofs of Olde Canal Way this fall.
6. NEW BUSINESS: Kidde fire extinguisher recall: A letter will be sent to each unit owner to inform the residents how to replace for free any Kidde Fire Extinguishers they own.
7. GOOD OF THE ASSOCIATION:
 - 7A. The Trustees thank Julie Villani for her very helpful work formatting and printing the new Unit Owners' Booklets and other publications for our Village. The Trustees also extend thanks to Tom Fermi for his research and input on those publications as well.

7B. The Trustees are looking for unit owners who have space in their garage to store one of our Village benches over the winter so the snow and ice do not damage the benches' finish. If you are willing to do this, please contact one of the Trustees. Thank you!

The meeting was adjourned at 11:25. Our next meeting is scheduled for Wednesday, December 6, at 9:00 am. The Homeowners' Meeting is scheduled for Tuesday, December 12, at 7:00 pm in the clubhouse.

Respectfully submitted by Don Godeke, Secretary