

**OLDE CANAL VILLAGE CONDO TRUST**  
**MINUTES OF CONDO TRUSTEE BOARD MEETING**  
**December 4, 2014**

Prior to the meeting, The board discussed the problems with the Thanksgiving snow and the icy problems on Monday.

Romeo expressed his disappointment with the snow removal contractor for not having plowed and salted the roadways, driveways and sidewalks on Thanksgiving Day. He received numerous complaints about the icy conditions and wanted clarification on the contract with J.R. Dowding. He also suggested that the Board meet with Mr. Dowding to clarify the situation

The board met with Waste Management at 8:30 A.M. to sign the new contract. The contract will not take effect until March, 2015. The new one year contract calls for the monthly fee to be \$935. The fee includes all environmental and fuel charges.

Jim reported that Waste Management has come to clean up the most significant spill spots and will return to clean up the remaining spots.

Residents wanting to have bulk items picked up will have to call customer service directly to make arrangements and to pre pay by credit card. The customer service number is 1-800-972-4545.

The meeting was opened by Andy Habe at 9:00 A.M.

Members of the board present: Andy Habe, Roger Lange, Romeo Berthiaume, Marianne Williams, Jim Hayden

1. The cash flow and the bill pay report were approved. Roger asked to be allowed to purchase a leaf blower that would greatly help with the gutter cleaning. Marianne advised that he wait until all bills were paid, especially the Whitinsville Water bill for the new leak on Nature View Drive.

The board took a second and final vote on the 2015 budget. One correction was necessary and that was in the line item for trash. Marianne applied the new fee for January and February, but the new contract does not begin until March. The board then refigured the budget drawing from the line item for equipment and supplies. The vote passed and the new budget was adopted.

2. Trustee communication forms- all work has been completed.

3.
  - a. Waste Management spills- see above
  - b. leaf blower- see above
  - c. Emergency lists- Marianne is in the process of recording the information provided by the homeowners
  - d. Town permits- Roger reported that the town inspector told him a permit was required for all work. He will continue to investigate what regulations are statewide.
  - e. Some residents have received notice that they are in need of insurance to cover external water line breaks. This is a scam as there is no need for the residents to purchase such insurance. All breaks fall under the auspices of the board and repairs will be paid for by the board. Internal breaks fall under homeowners insurance.
  - f. Marianne passed out a copy of all homeowners names and addresses and telephone numbers.
  
4. Open items
  - a. \$20 fee increase- Marianne will discuss at residents meeting.
  - b. Roger passed out the final copy of teams and team responsibility. He also includes a complete list of all vendors and their phone numbers plus information regarding products used and where to purchase them.
  - c. Trustees were asked to provide Bill Oncay with any information that should be communicated to the residents.
  - d. Telephone directory- Bill Oncay is in the process of completing the 2015 directory.
  - e. The protection sticks for snow removal will be put in place by 12/6.

Comments- Jim reported that Whitinsville Water will come on Thursday to repair the break at 56 NVD. The proposal for repair was \$2483.60.

Romeo reported that he will be away during the winter months and during his absence, Tom Fermi has agreed to check the security lights for him. The smoke alarm issues are usually caused by dead batteries and those residents who cannot reach their defective alarms should not hesitate to call the Uxbridge Fire Department for assistance. Dave will change any sensors that are not working.

Meeting adjourned at 11:30 P.M.

Respectfully submitted by Marianne Williams

Special Meeting with J.R.Dowding  
December 9, 2014  
1:00 P.M.

Present: Andy Habe, Jim Hayden, Marianne Williams, Roger Lange Romeo Berthiaume,  
J.R. Dowding

The board met with J.R. Dowding to discuss the removal of ice on both Thanksgiving Day and Monday, 12/ 8.

Dowding reported that he was on his way to Olde Canal Village when he received a call to come to salt. He had worked at another complex and had to get some more salt. After a brief discussion, the Board and Mr. Dowding reached an agreement that Jim would call to confer with J.R. about additional salting. The current contract calls for Dowding to plow snow that is 2" or more. If the board requests plowing for snow that is under 2", the fee would be \$1075 per event, and would include salting the drives and walks. This snow measurement would not be included in the 70" total under contract as we are paying this as a separate item. If the board requests salting of walks and drives without plowing, the cost would be \$310 per event.

Roger asked Dowding if Dave Doppler could repair the damage done to lawns and common areas by the plow in the spring and be paid by Dowding. This proposal was accepted.

Meeting adjourned at 2:00 P.M.  
Respectfully submitted by Marianne Williams

Residents and Trustee Semi-annual Meeting  
December 9, 2014  
7:00 P.M.

Andy welcomed the residents to the bi-annual Residents Meeting. He thanked the board and their wives for all the work and support they do.

Andy then read the State of the Trust which will be published in the newsletter.

Andy then asked individual members of the trust to give their report.

1. Roger reported that the main project for 2015 would be the power washing of the siding. Because of the water restrictions placed on residents of Uxbridge during the months of April through September, Dave has been scheduled to begin the washing of the siding about 7 A.M. until 9 A.M. and the resume washing at 5 P.M. until dusk.

2. Marianne discussed the financial situation of the trust and the need for the \$20 increase. She mentioned the last minute repairs of two roofs that cost over \$7500. She also mentioned the water break that is still in need of repair but is estimated to cost \$2500. She spoke of the insurance letter received by several residents and told the residents that this was a scam and to disregard this letter. She spoke of the increase in electric rates and said she is currently investigating the alternate power providers that indicate they are capable of supplying electricity at a cheaper price.

3. Jim joined the board in June and has worked hard to prevent the need to hire a management company. He, working with Andy, has reached a lower cost deal with Waste Management. The new cost of \$935 per month saves us about \$230 per month. He dealt with the roof leaks and found Superior Roofing a competent and experienced company. He reported that he is satisfied with the workings of Dowding Landscape as snow plow. There were a few complaints but Dowding reported that he was on his way to Old Can Village with a new load of salt when he received the call. That indicates he is willing to come to assure our roads are safe.

4. Romeo reported that he is happy with Village Green. The board signed a new two-year contract with this vendor. The contract contains a clause for Village Green to aerate the lawns in August, 2015. This procedure would not be repeated in 2016 and the cost of the landscaping would be cheaper in that year. If the board wanted Village Green to trim the shrubs, Dan Brown said this additional provision would increase the contract cost by \$4200. He thanked all the residents for returning the alarm testing forms. He also asked that anyone requesting roof heating wires call him as soon as possible.

Respectfully submitted by Marianne Williams

