



OLDE CANAL VILLAGE BOARD OF TRUSTEES  
Minutes of Wednesday, December 4 , 2019

1. Opening: The regular board meeting was called to order at 9:05 am.
2. Members Present: Peter Garvey, Jim Hayden, Roger Lange, Bill Williams, and Robin Lavalley
3. Financial:
  - 3a. Village bills: Bill Williams reviewed and explained the bills paid last month; all were approved as paid. Bill advised of new bills coming this month which were also approved.
  - 3b. Budget expenses: The Village budget was reviewed and expenses discussed. All condo fees are paid and up to date.
  - 3c. Reserve fund: The Village reserve fund has a balance of \$127,189. The checking account also has a positive balance.
4. Trustee communication forms: All are completed or are being worked on. See some details under items below.
5. Unfinished business:
  - 5a. Finalize 2020 Budget: Completed and ready for the HomeOwner Meeting.  
Budget considerations for 2020
    - No Condo Fee increase is planned for FY2020
    - Mulching is added this year. Aeration and overseed subtracted
    - Trash goes to bi-weekly in October based on the last poll, time enough to address the odor issue
    - Road cracks are going to need attention
    - Deck painting/repairs is budgeted for worse case units
  - 5b. HomeOwner Meeting: Agenda has been set and posted to the Bulletin Board.
  - 5c. Phonebook 2020: The updated OCV publication is scheduled for release in early January.  
Updates will be issued quarterly as needed
  - 5d. Roof Bids: One more bid is due for further consideration.
  - 5e. Building #3 needs a piece flashing installed. Superior has been called and will come when weather permits
  - 5f. Building #13 slider leak was caused by gutter clutter. Gutter gaurds will be installed.

6. New business:

- 6a. Mass Save: A signup sheet with pricing is finally available for the owners of units that did not had this energy service in 2015. See Pete or Robin for the form and they will go over it. Go to [masssave.com](http://masssave.com) for details on the program. EVERSOURCE and nationalgrid are sponsors. This is subsidized by the “energy efficiency” charge on your utility bills
- 6b. Year End Accounting: The CPA audit requirements are established and preparations are being made for the year end. Bill Williams will be handling this thereby saving the Association \$465 formerly paid to our accountant Leslie St. Jean

7. Trustee Comments:

- OCV is FHA/HUD Certified. One less hurdle to getting that home equity loan, reverse mortgage or vacation home loan as the Association is demonstratively solvent.

8. Good of the Association:

- Marianne Williams has suggested an OCV 20<sup>th</sup> anniversary celebration. More to follow when the summer weather begins.

9. Closing

The meeting adjourned at 10:55 am.

Respectfully submitted by  
Robin Lavalley