

OCV Meeting Minutes – Feb 11, 2016

Vice-Chm. Marianne Williams opened the meeting at 9:00 AM, Feb 11, 2016.

Trustees Jim Hayden and Peter Garvey were present; Chm. Roger Lange and Romeo Berthiaume participated via Skype.

Old Business:

- 1.) The bills for January 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 total of \$95,987.00. The checking account has a positive balance.
- 3.) Marianne brought up an invoice for plowing on Dec 28 for the storm that had less than two inches and was supposed to turn to rain and pass through quickly, but defied the weather people and iced up everything instead. Jim Hayden was at work so Roger Lange called Peter Garvey who also concurred that J R Dowdling should be called in. J R had indicated later that week to Roger he would not bill us until season end. Roger asked Jim to follow up with J R to determine what had changed. Jim agreed to do so. Jim reported the he received favorable reports from several Unit Owners for the more recent plowings and deicings. One owner had a complaint, but he had gone out in the middle of the storm and the plowing had not yet reached his driveway when he returned. There really is no way to anticipate this unless the owners alert Jim if they must travel out. Another owner slipped and fell putting out his trash late at night after the storm delayed trash pickup. Jim had J R increase the sand/ salt dosage for the last storm as an added precaution. This level will be maintained for all future plowing/deicing. Jim also indicated Superior Roofing had cleared snow from a roof window that was causing a leak. This will be monitored and repaired in the spring if needed.
- 4.) Peter Garvey brought up the revised letter from GSL Law regarding the paving of the driveway to the shed and the issue of capital improvement vs. repair and maintenance expense. The question from the initial letter was answered and all Board Members were satisfied with the revised letter. The letter confirms the Board's initial interpretation that paving the driveway is repair and maintenance and not a capital improvement.
- 5.) The old TCFs are up to date.

New Business:

6.) Marianne announced the first round of lightbulb replacement has been completed by Walker Electric, contractor for Rise Engineering/MassSave. There are 9 new applicants who will receive new lightbulbs in the future. Many Unit Owners expressed appreciation on Walker Electric's efficient and clean performance of the changeovers. There were some LED bulbs left over which Walker Electric gave to the Association. These can be used in the future to replace the security lights on the garage fronts. Walker was reluctant to do so themselves citing possibly contributing to night sensor failures. Peter suggested checking if all those lights fixtures could be replaced by Mass/Save. Roger was

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concerned that new ones might not match our decor. Romeo Berthiaume opined “If it isn’t broken, don’t try to fix it”.

7.) Marianne also brought up that Clear Results /MassSave finally followed through on the gas side for energy improvement. They have assigned Energy Protectors of Spencer, MA as our contractor. Josh Dada of Energy Protectors and Chuck Dunton of Clear Results came to OCV and inspected 3 Units, an A, B & C style. Based on their findings they are proposing adding 6” of additional insulation in the attic, sealing attic and basement penetrations, installing propa vents, insulate and weatherstrip attic hatchs and install bathroom fan vents to the outside where needed to meet Mass building code. The unit owner will be responsible for 25% of the cost of items that come under MassSave coverage and 100% of those that do not (propa vents and bath vent to the outside). This is voluntary and does not require participation in the bulb swap program or vice versa. It appears the cost to the Unit Owner will be approximately between \$250 to \$480, depending what is required for each individual Unit (some do have the outside bath vent & attic hatch insulated). A mailing will sent to all Unit Owners from Energy Protectors with details.

8.) Marianne indicated she had a conversation with Leslie St Jean, our accountant about a reserve study document for insurance purposes among others. Marianne researched our archives and found one several years old. She suggested this be pursued by next year’s Board.

9.) Peter reported he did attend state rep Kevin Kuros meeting on Feb 9, 2016 to discuss the impending Uxbridge waste water treatment plant upgrade. Rep Kuros had a scheduling conflict and sent his district director, Mark Reil to update concerned citizens. Mark was knowledgeable and informative. A quick background – the town of Uxbridge has been in the EPA’s crosshairs for exceeding discharge limits into the Blackstone River as defined by the federal Clean Water Act. The town has gotten delays on upgrading the 40 year old WWTP, but Mass DEP now says it will start fining the town unless action is taken. Uxbridge did an engineering study and the cost to implement the upgrades is \$35 -\$45 million. Funds are available to borrow from the State at low interest for this purpose. Payback is either 20 or 30 years. The Uxbridge Selectmen apparently have decided only those residents presently hooked up to the municipal sewer system will pay. This is about only 33% of the population. The estimated cost to those residents will be over \$700/yr (20 yrs) or over \$500/yr (30 yrs) for \$45 million upgrade. Mark Reil indicated the Uxbridge Selectmen are also the Water & Sewer Commission and as such, have the authority to do whatever they want. Peter will continue to follow the situation, but expressed doubt much can be done at this late date.

10.) New TFCs: A Unit Owner reported a tree branch down behind their Unit, but off the grass. This will be attended to in the spring. Another Unit has a squirrel. Dave will set a trap and release it to the wild away from our complex.

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11.) Comments: Marianne pointed out there are two Units up for sale and another two in or heading to probate before they can be offered for sale. As stated above, all are paid up to date. She told Romeo there appears to be a dead tree in the island. It may still be under warranty. Romeo said he will check it out. Marianne asked Peter about his solar panel co-op status. Peter indicated the arrays are completed and are awaiting connection to National Grid which is slated for this spring. He did receive his bonus payment for signing up. Marianne also pointed out there was a news feature regarding complaints against a MassSave contractor from Woburn called Boston Insulators. Concerned, she was unable to find a BBB rating on Energy Protectors. Peter agreed to see what he could find out and report back.

Meeting adjourned at 10:43 A.M. Respectfully submitted, Peter H Garvey, Trustee