

**OLDE CANAL VILLAGE CONDO TRUST**  
**MINUTES OF CONDO TRUSTEE BOARD MEETING**  
February 12, 2015

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

Members of the board present: Andy Habe, Marianne Williams, Jim Hayden

Board members absent: Roger Lange, Romeo Berthiaume,

Non-board member present: Pete Garvey

1. The cash flow and the bill payment report were reviewed and approved.  
No delinquencies noted.

Jim reported on the current snow fall and said that he would call Dowding to ask about the use of salt which the trustees questioned. Although Dowding said he put salt on the roads, it did not appear as if it was applied, Jim said he would ask Dowding to list on the bill the number of times and dates salt was applied to the roads. All agreed, that despite the question of the salt, and the safety problem of the high mounds because it was not pushed back as required by the storm magnitude, Dowding did a good job..

2. TCF- open: none are open. All work completed.

TCF- new: there are several roof leaks reported due to icing. Jim will visit the houses and check the damage. He will call Superior Roofing. He reported that the last time he call Superior Roofing, Mike said he could not work on the roof until all the snow and ice is removed. He is willing to clear the roof for a minimum of \$225.

The board discussed having Dave clear the roofs. It was decided that Dave would clear the roof and the board would pay him if a resident reported a visible leak inside the condo. If the resident does not have a leak and wants the roof cleared, the resident would be responsible for paying Dave. It would be impossible for the board to pay Dave for clearing all the roofs, and it would be unfair to those who choose to clear the roofs themselves.

3. a. Waste management has cleared all the spots on the road that came from leakage from the disposal unit of the truck.
  - b. Heating wires- residents are reminded to plug in the heating wires to help melt the ice thereby preventing ice dams from occurring.
  - c. Drive to shed- discussion will take place when all trustees are present.
  - d. Fire Hydrant damage- all hydrants are cleared of snow. Marianne suggested the board purchase, or ask the fire department, for the antenna-like devices that can be attached to the hydrant which would identify the location. It would be advisable to have these items in case we change vendors and we would always be able to locate the hydrant in a storm. Jim will look into it.
  - e. CAU will be inspecting the complex on Thursday, Feb 19. Marianne and the Whitehouses have agreed to allow the inspector to enter their homes for inspection of

furances, smoke alarms and CO detectors. He is also going to take pictures of the outside of the buildings.

f. Dowding requires tighter communication- Andy is suggesting that Dowding needs to follow the directions he gave to him regarding pushing back the snow so there would be enough room for subsequent storms. He reported that Dowding did not do this and as a result we have the high piles seen on the sides of the drives. He said J.R. agreed to push back at his own cost and to do the work at night.

4. a. OCV insurance- the new policy had an optional feature of raising the deductible to \$10,000 from the present \$5000. The board voted to keep the current \$5000 deductible. All residents who have not done so should contact their insurance company to make sure their Unit Owners Policy (HO-6) provides adequate coverage to meet thee deductible obligations. The policy has a deductible for ice dam damage of \$5000.

The cost of the new one-year policy from CAU is more than the board was advised. The new premium will be \$1910.00 per month with the initial three month payment of \$7608.00. The board budgeted for \$1835 per month. Rodman told the board that he submitted the new policy to several insurance companies and CAU was the only one who consented to cover Olde Canal Village. One of the main reasons we were rejected was the lack of restriction allowing grills on the deck. Another was past history of major claims.

b. The board continues to update the team responsibilities

c. NStar gas reminded homeowners to check the furnace vents to be sure they are clear of snow. Marianne would like to thank all those who checked their own vents as well as their neighbors. She would also like to thank Tom Fermi who donned his snow suit and waded through the deep snow to make sure all the vents of those who are currently away are cleared. She reported that all residents should continue to check their vents after \every storm.

d. The board is asking that all those who can to help their neighbor when the snow storm is less than 2 in.

Comments: Pete Garvey reported that he looked into a device that would absord the vibration of the pipes when the water is turned on. This devise cannot be used in the home, but it can be placed above the pipe in the street so, when the water is turned on, the vibration from the surge of water through the pipe would be taken up by the device and the pipe would be less prone to cracking and leaking. He will contact Whitinsville Water to see if they are interested in this device which would help correct the water leaks that Nature View Drive seems to suffer from.

Marianne reorted that Tom Fermi suggested the board purchase markers that indicate when the gas vents are located. These markers would help locate the vent when it is buried in the snow. The board will discuss when all members are present.

Meeting adjourned at 11:00 A.M.

Respectfully submitted by Marianne Williams

