



OLDE CANAL VILLAGE BOARD OF TRUSTEES  
Minutes of Wednesday, February 14, 2018

Members Present: Peter Garvey, Jim Hayden, Roger Lange via Skype, Don Godeke, and Bill Williams.

1. Opening: Peter called the meeting to order at 9:00 am.
2. Financial:
  - 2A. Village bills: Bill reviewed and explained the bills paid; all were approved as paid. The master insurance down payment will be paid in March.
  - 2B. Budget expenses/late payments: The Village budget was reviewed and expenses discussed. Bill will work through some minor payment issues with residents affected.
  - 2C. The Village Reserve Fund has a balance of \$142,942.72. The checking account has a positive balance.
3. Trustee Communication Forms:
  - 3A. The resident at 43 NVD reported a bulkhead leak. Dave Doppler will check this out and make repairs when possible. A roof leak at 34 OCW was checked twice.
  - 3B. A Ford car key and a home key were found along OCW. The keys have been placed in the bulletin board next to the mailboxes. If the owner lives in the Village, he/she should claim it soon.
4. Unfinished Business:
  - 4A. Emergency lockbox status: Peter reported that a few residents have not yet confirmed wanting to use their lockboxes. Those who have not replied will be contacted before the Fire Department can install the resident keys in the lockboxes. Residents who wish to use the lockboxes must be sure they have a key available. Building Coordinators are asked to collect those keys from the residents, labeling each key with the unit number and passing them on to Chairman Peter Garvey this month.
  - 4B. Dryer vent cleaning: Roger reported there are 18 units who did not have their dryer vents cleaned and have not requested to have it done yet. Dave Doppler is available to do the cleaning this winter and should do so before he becomes busy with spring jobs. This is not only for the safety of the condos that have not had the vents cleaned, but for the residents who live on either side of those units, should there be a fire due to a blocked dryer vent. The Board decided that Dave Doppler will call the 18 unit owners to arrange having it done this winter.

- 4C. Accounting status: Bill Williams reported that some of the residents are not yet sending monthly payments to him. These payments, if not taken directly out of their accounts as many do, must be either mailed to Treasurer Bill Williams or inserted into the outside of new lockbox located on the ramp entrance door on the right side of the clubhouse. Envelope size # 6 3/4 works easier than size # 10 for placing checks in the clubhouse lockbox. Be sure the envelopes are sealed and the box lid is closed ensuring they go inside as well as keeping out rain. Address labels and envelopes are available from Bill Williams at 28 NVD. On another note, Unibank has required authorization forms for auto withdrawal be updated to reflect recent changes in amounts withdrawn and for a new person receiving the forms.
- 4D. Phonebook status: The new 2018 Village Directories are now printed. Directories will be distributed to the residents. If any errors are found, please contact a Trustee with the corrections.
- 4E. New resident binder: The binder given to new residents has been updated.

5. New Business:

- 5A. Handicap ramps: A handicap ramp needed by residents to enter and leave their condo, per Village bylaw, must be approved by the Trustees. The ramp a resident plans to use should receive approval before it is installed. The Board would never deny a ramp; their concern is that it meets building and Town of Uxbridge codes.
- 5B. Village insurance: Trustees reviewed proposed additional Village insurance coverage and voted to authorize purchase of cyber insurance, pending clarification of some details from our broker, Rodman.
- 5C. Snow removal: Jim reported that a combination of the timing of the last snow storm and the freezing rain made clearing a challenge. The Trustees also discussed the possibility of covering our mailbox area to make it safer for the residents to get their mail in inclement weather. They will look into this in the coming months.
- 5D. Roof re-shingling: Jim gave an update on beginning re-shingling of Building #1 on OCW, which was approved last year and postponed to the spring of this year. This is proactive to avoid a special assessment 10-12 years from now.
- 5E. New owner reserve payments: The option of having new buyer unit owners make an additional up front reserve payment was discussed by the Trustees; it was agreed to not consider such a payment at this time.
- 5F. Unit owner solar panels: The use of solar panels on individual units was discussed but since we collectively all own the unit roofs it was decided this is not practical for our Village. Only three buildings have the desired southern exposure. Only one meter can be used to return excess power to the grid. Any electrical savings have to be divided by 72, the number of Village units.
6. Good of the Association: The Trustees thank Bill Oncay for completing the Village phone directories, which are being delivered to the residents. Thank you, Bill!
7. Closing: The meeting adjourned at 10:40 am.

Respectfully submitted by Don Godeke, Secretary

