



OLDE CANAL VILLAGE BOARD OF TRUSTEES  
Minutes of Thursday, March 16, 2017

Members present: Peter Garvey, Don Godeke, Jim Hayden, Roger Lange via Skype, and Romeo Berthiaume was absent.

1. Opening: The meeting was called to order at 9:00 a.m. by Chairman Roger Lange.
2. Main purpose: This meeting was mainly to consider the occupancy of condos by family members who are not age 55 years or over.
  - a. Discussion: Currently we have in the Village under-age 55 residents who have been given permission to stay for a short term with their over age 55 family members. Upon written request, non medical extensions have been granted. It is now the decision of the current Trustees that only one extension can be granted to those residents as the reasons or needs for the under age 55 guests should be resolved after no more than one extension.
  - b. Two letters to be written: To address this concern, two letters will be written by the secretary and approved by the Trustees. The first letter will reference the master deed, page 8, reminding all unit owners of the stipulations concerning the age limit of residents as well as detailing our current board's policy of extensions for short-term residency of family members living in the Village. The second letter will be sent to those current unit owners, who have requested and have been granted Trustee permission for under age 55 family members short-term residency, giving an exact date when the under age 55 family members must move out.
3. Snow removal: Damage to lawn areas due to winter snow removal was discussed. Trustee Jim Hayden reported that the damage before our last snowstorm had been repaired by J.R. Dowding, our snow removal contractor, after being notified by Jim. Any subsequent lawn damage that may occur from further snow removal this year will also be repaired by J.R. Dowding. J.R. Dowding will seed required areas after the spring cleanup by Village Green Landscaping contractor. Unit owners are reminded to water reseeded areas of their lawns frequently until the seed takes root (barring a continued total town water ban).
4. Dryer vents cleaning: It was recommended that residents have their dryer vents cleaned or blown out if this has not been done recently. This is a result of several owners reporting large accumulation of lint building up, which can be a potential fire hazard. Dave Doppler is able to clean them with a minimal \$20.00/hour charge to each resident. Outside companies are also able to do this but charge a higher fee, of \$50.00 to \$125.00.

5. Whitinsville Water Company: The Whitinsville Water Company will locate and map installed main water valve locations in the Village. Once we have those locations, we will determine the best method to insure access to them.
6. Trustee openings: As reported last month there are two Trustee openings this June. Residents who would like to be considered as a Trustee should send a letter of interest with a brief resume to Chairman Roger Lange at 21 Nature View Drive by May of this year.

Respectfully submitted by Don Godeke, Secretary