

OCV Meeting Minutes – April 14, 2016

Chm. Roger Lange opened the meeting at 9:00 AM, April 14, 2016.

All Board members present, Romeo Berthiaume via Skype

1A.) J.R.Dowding, snow plowing contractor, met with the Board to review the snow plowing at OCV. He and Jim agreed on a cumulative snow total # of 31 inches for the season. In the future Jim Hayden and JR agreed they will each independently calculate a snow total for individual snow storms and then call each other to come up with a mutually agreed snow inch total. Jim asked about fixing scrapings on the curbs, sidewalks and driveways. Jr will put a coating on them. Romeo Berthiaume asked about fixing the damage ruts to the grass due to the plow. JR said he had toured the complex and noted where the areas are that need attention. He will come early next week to put loam and seed on those. The Board asked JR for a new contract proposal for the next two years with a copy to Jim as the current one has now expired. He agreed to do so and asked about landscaping. The current one with Village Green is through this year. The Board indicated he is welcome to submit a separate landscaping bid for the next two years along with his snow plowing bid. The Board thanked J.R. for coming.

- 1.) The bills for March 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. She did note that a couple of Unit Owners who mailed their payment directly to Leslie St Jean had them returned by the USPS for incorrect address. The problem is that the USPS now requires the address to read "North Grafton" rather than just "Grafton". The mailing labels she made up in the past do not have the "North" Grafton on them. The easiest way to fix this is to add an "N." by pen before "Grafton". The reserve fund has a current total of \$101,386.00. The checking account has a positive balance.
- 3.) Trustee Communication Forms: Jim: Superior Roofing has done repairs on # 11 NVD (facia trim repair), #29 NVD (vent cap) and #53 (dormer repair). Whitinsville Water repaired the water line break at #11 NVD. #29 OCW received a new recycle bin; Marianne: A smoke alarm was replaced, # 61 has a vent problem, #49 needs a railing repair, #22 has a loose piece of siding.
- 4.) Marianne reported that the MassSave completed light bulb changes for 38 original signups and they now have 10 more who will receive a signup sheet in the mail from Rise Engineering, the MassSave contractor. On the insulation side, 43 have signed up and work by MassSave contractor Energy Protectors is ongoing. Roger commented on his invoice for his B unit. The estimate seemed less. It was pointed out the optional work was in addition. Marianne commented that the original inspection was for only 3 units, an A, B & C. Energy Protectors stated at that time their experience was all similar units were the same. In actually doing the work they have discovered that there are more variances at OCV than they have seen to date. As best we know they are honoring their estimates.
- 5.) Romeo reported Village Green has done the spring cleanup and fertilized the lawns.
- 6.) Roger informed the Board that Dave Doppler has applied for a full time job in Franklin, but would like to continue at OCV after 4:30 weekdays and weekends. The upcoming yearly project of painting bulkheads and front doors as needed is not anticipated to require a great deal of labor. The Board will monitor the situation.

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- 7.) Romeo stated he is prepared to oversee the annual Trustee election. He has a schedule conflict in June due to a personal matter and requests a change of dates for the June Board/Homeowner meetings. After a brief discussion, the following changes in the schedule were voted by the Board. The June Trustee meeting will be held on 6/2 and the Homeowner meeting on 6/21. The election process will then be as follows: There are two openings. Roger Lange has agreed to run again, Marianne Williams will be stepping down after 9 years of dedicated service. The announcement will be posted on 4/20; declaration of candidates will take place from 5/10 to 5/30; the election will be from 6/1 to 6/15. The winners will be announced at the Homeowner meeting on 6/21.
- 8.) JR Dowdling confirmed the driveway to the shed will be done in late June or early July when the weather is warm enough. The cost will be \$2050.00. He did caution that he puts down a layer of kerosene to aid in curing the asphalt causing an odor for a short period of time.
- 9.) The Board members will pursue candidates to run for next year.

- 10.) Comments by Trustees: Marianne reported at the Uxbridge Special Town Meeting on 4/2 the application to Mass State for a loan to fund the WWTP upgrade was approved and the zone variances for a new power plant were rejected. There was a great deal of disgruntled residents on both issues. The topic as to who will pay and how much was not a part of the WWTP vote, only the application step. The process is ongoing and must keep moving forward to avoid being fined by the EPA for non-compliance. The Board will keep up with this as it progresses and inform the Unit Owners.

Meeting adjourned at 11:08 AM. Respectfully submitted, Peter H. Garvey, Trustee