



OLDE CANAL VILLAGE BOARD OF TRUSTEES
Minutes of Thursday, April 20, 2017

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

Before the meeting, residents Tom Fermi and Bill Oncay were invited to make presentations to the Trustees for the benefit of the Village.

Tom Fermi had a very thorough presentation about the safety and protection of the residents and the property/condos of Olde Canal Village. Included was information on smoke alarms, both photo-electric and ionization types, and the importance of checking their proper functioning and replacing when needed; carbon monoxide detectors and their functioning and proper location; and the testing and location of fire extinguishers. This information will be reviewed with the unit building coordinators.

Bill Oncay demonstrated to us the new emergency contact/census program which is very thorough and easy to use and will be helpful to the Village residents. Bill also has the Trustee election program ready for use by residents at the time of the upcoming election.

Both Tom and Bill were thanked for their input which will be of benefit to all of the Village residents.

1. Opening: The regular meeting followed the presentations which had begun at the usual 9:00 time.
2. Budget expenses/late payments/reserve fund: Peter presented the financial statements of the previous month and all accounts were found to be up to date. Peter reported that our checking account has a positive balance. The reserve fund is \$120,848.
3. Trustee communications forms: All Trustee communications prior to this meeting have been addressed and answered, or are being addressed by Dave Doppler, as available, if repair related. Dave has new spreadsheets to track his work.
4. Landscape spring cleanup/irrigation systems/stone behind building # 10: Romeo reported that spring clean up had been done and the irrigation/watering systems were checked. As of May 15, the lawn watering systems will be up and running again since the water ban has been lifted. It was also reported that Bourque Brothers had replaced some of the sprinkler heads of our lawn watering zones. The rip rap placement of stone should be done soon. The sinkhole issue behind unit 29 NVD will also be dealt with this spring and it may be necessary to have the J.R. Dowding Co. assist with the repair.
5. Snowplowing contract changes/revised lawn damage repair/water valve search: Jim reported that some contract changes have been made. The damage to the lawns from the snowplowing will be addressed and residents are also reminded that areas where grass seed has been sown, if it is not raining, should be watered until the new grass is well rooted. The Whitinsville Water Company is doing a thorough search for the water valves of the Village. As of this meeting they have marked the

locations of the valves found. They will issue a report and recommend any further work.

6. Maintaining clean dryer vents and cost: The board has mandated that dryer vents need to be cleaned now to prevent fires. Dave Doppler has completed the vent cleaning for ten residents. The cost of the work will be paid to Dave by the unit owners. A notice from the Trustees about this required safety measure will be sent to all unit owners. Dryer vent cleaning will be repeated every four or five years.
7. Rules & regulations changes and new ones proposed: The recommendations of the safety discussion with resident Tom Fermi will be evaluated and voted by the board. Those approved by the board will be added to the rules and regulations of Olde Canal Village, as well as other changes, and discussed with the residents at the homeowners meeting in June.
8. Solar panel discussion: As a follow up to our initial discussion at our March meeting, Peter gave a brief overview of solar panel pluses and minuses. The key factor is a flat roof with exposure to the noon day sun (southern exposure). Only two of our sixteen housing buildings fit that requirement. Another possibility is the clubhouse roof. A third alternative is a ground level stand-alone array similar to what was done on Route 16, but on a smaller scale. The next problem is how to connect and distribute the electricity generated. What would any of these cost? Peter will contact solar power companies to determine feasibility and prices.
9. New unit owner letter approved: Peter created a letter to inform new owners how to pay their condo fees to the Village. Once a closing date is known the letter will be given to the seller's realtor for delivery to the buyers. The Trustees approved the letter and it will be used for future residents.
10. Trustee openings: As reported previously there are still two Trustee openings this June. Residents who would like to be considered to be 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