



OLDE CANAL VILLAGE BOARD OF TRUSTEES  
Minutes of Wednesday, April 8, 2020

1. Opening: The regular board meeting was called to order at 9:00 AM.
2. Members Present: Peter Garvey, Jim Hayden, Roger Lange, Bill Williams, and Robin Lavalley
  - 2A. Kurt Miller was invited to discuss erecting a flagpole next to the clubhouse. See 6a below.
3. Financial:
  - 3a. Village bills: Bill Williams reviewed and explained the bills paid last month; all were approved as paid. Bill advised of new bills coming this month which were also approved.
  - 3b. Budget expenses: The Village budget was reviewed and expenses fit with anticipated expenditures. All condo fees are paid and up to date.
  - 3c. Reserve fund: The Village reserve fund has a balance of \$140,761. The checking account has a positive balance.
4. Trustee communication forms:

All are completed or are being worked on. There were several involving smoke alarms.
5. Unfinished business:
  - 5a. Community Garden: There were not enough participants to make allocation of resources possible this year. We thank Bill Oncay for his efforts to organize it and can revisit it next year if more residents are interested.
  - 5b. Lawn Prep: The plowed-up sod has been returned to its original location where possible and the lawn spring cleanup completed. Waiting on Irrigation to hydroseed the bare spots. The front and side areas will have new mulch added this year.
  - 5c. Irrigation: The sprinkler startup is scheduled for April 14. The new plan is to water the hydroseeded areas daily until the grass takes root.
  - 5d. Election 2020: Jim Hayden and Bill Williams terms expire this June. Bill Williams and Jim Hayden will be running to keep their respective positions. Applications and balloting will be handled by our Election Commissioner Romeo Berthiaume. Other interested residents may put their applications in May 15 through May 30 to Romeo since no sitting Trustee is guaranteed re-election. A notice from Romeo is posted on both bulletin boards with details.
  - 5e. Website: Bill Oncay is looking for volunteers to train on our website maintenance. Classes to be held in the clubhouse when the virus settles down. Please contact Bill if interested. Bill sent an email for that purpose.

6. New business:

- 6a. Flag Pole Approved: Kurt Miller, new resident of 27NVD, has volunteered to assemble and install a flag pole on the left side of the clubhouse to take advantage of the existing floodlight which will meet the required need for nighttime lighting. He is providing all of the steel and labor gratis leaving the Association to purchase the flags, an eagle for capping, miscellaneous hardware and a few bags of redimix.
- 6b. New Decks: Nine of the most exposed and weathered decks will have horizontal surfaces replaced at an estimated cost of \$7500 for material, the goal being to lower the increasing maintenance required. The rest will be stained/painted as weather allows over the summer. In the upcoming years others will be evaluated each year and updated when needed.
- 6c. Roofs: Of the three bids received Superior was selected to re-shingle the second half of Building 2. This work will be scheduled later in the year to build reserves and make sure we have a no new water leaks on NVD to contend with.

7. Trustee Comments:

- 7a. Somebody that knows somebody has a friend that is willing to bring a beehive with a queen to draw out the honeybees that have made the Patten/Favereau estates their home. After the bees make a new home with the new queen, the hive will then be relocated. We assume they will keep the honey.
- 7b. The OCV Master Deed/Articles of Trust have been amended to include a unit owner approval requirement to Trustee property management compensation. A copy to be attached to your Master Deed Articles of Trust is on page 3 of this document.
- 7c. Roadway cracks will need to be done again this year.

8. Good of the Association: Thank you to Kurt Miller for volunteering his time and materials for the new flag pole project.

The Trustees extend their best wishes for safety to all OCV residents.

9. Closing:

The meeting adjourned at 10:35 am.

Respectfully submitted by

Robin Lavalley, Secretary

**CERTIFICATE OF VOTE AND ACCEPTANCE OF VOTE FOR AMENDMENT  
TO CHANGE THE OCV MASTER DEED ARTICLES OF TRUST ON 6/11/19**

The following Amendment which stipulates any increase in compensation for Trustees serving as property managers requires unit owner approval and is added to Article III, section 3.5, republished in the Condominium Trust Governing Documents and recorded at the Worcester District Registry of Deeds, Worcester, MA.

**The existing Article III, Section 3.5 reads as follows:**

“Compensation of Trustees. With the approval of the Unit Owners holding more than fifty percent (50%) of the beneficial interest hereunder, each Trustee may receive such reasonable remuneration for his services and also additional reasonable remuneration for extraordinary or unusual services, legal or otherwise, rendered by him or her in connection with the Trust hereof all as shall be from time to time fixed and determined by the Trustees, and such remuneration shall be a common expense of the Condominium.”

**The new referenced Amendment adds the following paragraph to the above:**

**“Trustees, serving as Property Managers, cannot grant themselves an increase to their compensation without the expressed approval of a majority vote (defined as more than fifty percent (50%) of the Unit Owners Beneficial Interest). Any such request must include the monetary amount requested as well as its’ impact on the individual homeowner Association fee.”**

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Cut above & staple this copy to your OCV Articles of Trust, III, Section 3.5 (pg. 4)