

OCV Meeting Minutes – May 12, 2016

Chm. Roger Lange opened the meeting at 9:00 AM, May 12, 2016

All Board members present.

- 1.) The bills for April were reviewed and approved as paid. There was a question on the amount invoiced by Village Green Landscapers. Romeo Berthiaume will investigate and report back.
- 2.) Operating expenses against the budget were reviewed and found in balance. Marianne Williams reported there are no delinquents. The reserve fund has a current total of \$104,090.00. The checking account has a positive balance.
- 3.) Trustee Communication Forms: Roger: #31 and #33 OCW had repairs made to the decks by David. The damage from deterioration was much greater than anticipated and the underlayment for the support posts had to be fixed as well. See more details under #10. David will also repair a basement crack in #31. Jim Hayden: The fascia on #20 NVD is repaired. Romeo: A Unit Owner in preparation to sell wants all the smoke alarms replaced. Romeo will supply the alarms at our cost and Dave can be hired to install them by the Unit Owner.
- 4.) Marianne reported that the filled out Mass/Save sign up forms for the light bulb changes for the additional 8 units have been mailed to Rise Engineering. They have not contacted anyone yet to install these. The majority of the insulation upgrades are complete. No one has received an invoice to pay as yet.
- 5.) Romeo indicated he has made a quick tour of the grounds and the grass has been patched by JR Dowdling. There are a couple of shrubs damaged by the plow which will require replacing and the scrapes on the sidewalk have to be fixed. Jim will remind JR of the latter. Romeo urges any resident to water the reseeded grass patches when needed. There is a pile of mulch at the shed area and the loam from a prior year. Residents can take some for additional uses around their units. He also said that due to the rainfall he will delay turning on the sprinklers until the first week of June. Bourque Bros will come on 6/4 to do so, repair or replace sprinkler heads and to install the new sensor control to replace the one on bldg. 7 hit by lightning last Aug.
- 6.) Dave Doppler did not take the job in Franklin; will continue here at OCV. The Board is pleased.
- 7.) Romeo is overseeing the annual Trustee election along with non-Trustee Bill Oncay. The election process is 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 was posted on 4/20; declaration of candidates takes 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.) 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. A caution that they put down a layer of kerosene to aid in curing the asphalt causing an odor for a short period of time.
- 9.) The Board members continue to pursue candidates to run for the annual Trustee election. Anyone who is interested or has questions, please contact Romeo at 508-779-0016.
- 10.) Roger elaborated on the deck repairs for #31 & 33 OCW; there were so many boards requiring replacement that matching the color would be impossible. The decision was made to do the

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entire deck and salvage those boards still ok for use on future small repairs to other decks when needed. The stairs also needed reinforcement by adding additional stringers for support along with the above mentioned underlayment. The newly finished decks are now solid and should last a long time.

Comments by Trustees: Peter Garvey was not able to physically locate the shutoff valves for OCW as requested by the new Owner of #31 OCW. The 1999 blueprints show there are 8 gate valves in total on the main feed lines strategically placed to isolate segments without cutting off the entire street. The prints do not show any individual unit shutoff valves although these exist, but apparently not for #31 OCW. A physical inspection for the others did not yield results. The best guess is that they were covered with topsoil or they became filled in with time. Efforts will continue to find them.

Marianne stated OCV Condo Trust has been approved by HUD and the VA. The insurance coverage was increased slightly to meet HUD conditions. She also said #43 wants defunct deicing wires removed from the roof. She pointed out there is a dead tree and shrub that need replacing at rear of bldg. #8 and in front of the clubhouse respectively. Romeo said he will drive with her to buy replacements. She informed all we have a new mailman, Paul, who delivers between 10:00-11:00 AM.

Jim requested the Board allocate \$22,250.00 to repair the rear roofs on bldg. #3 OCW. Five of the six Units need this (#29 was done previously a few years ago). This was postponed from last year and budgeted for this year. Jim will contact Superior Roofing to verify their quote is still valid and see when they can do the work. The board voted to authorize spending the money for this needed project since it is budgeted and should not require taking any money from the reserve account.

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