



## OLDE CANAL VILLAGE BOARD OF TRUSTEES

Minutes of Wednesday, May 8, 2019

All members present: Peter Garvey, Jim Hayden, Roger Lange, Don Godeke, and Bill Williams

1. Opening: The regular board meeting was called to order at 8:55 am.
2. Financial:
  - 2a. Village bills: Bill Williams reviewed and explained the bills paid last month; all were approved as paid. He also advised of some due this month which were also approved for payment by the Board.
  - 2b. Budget expenses: The Village budget was reviewed and expenses discussed. All condo fees are paid and up to date.
  - 2c. Reserve fund: The Village reserve fund has a balance of \$155,383.10. The checking account also has a positive balance.
3. Trustee communication forms: All are completed or are being worked on. See some details under items below. A unit owner pointed out the 5/8" meter charge for \$25.00 on the Uxbridge water bill. This was actually on the February 2019 bill as well. If interested, call the town for details.
4. Unfinished business:
  - 4a. Election/balloting for 2019: Residents who are interested in running for Village Trustee should have sent their resumes to Romeo Berthiaume in April or up to today. The election will begin May 20 and go to June 3. The proposed amendment to the Articles of Trust 3.5 will also be on the ballot. Details will be explained.
  - 4b. Village cart update: Roger Lange reported that a new Village Cart will be delivered today, May 8, 2019. Our cart, a 2005 model needing costly repairs, was traded in for this newer 2014 model.
  - 4c. Roof work for 2019: The condo roof fronts of building #7 of OCW will be redone this year. Trustees await when Superior Roofing can do this.
  - 4d. Water leaks of NVD update: The Trustees continue to investigate solutions to the ongoing problems of water leaks in our Village. Bill Williams discussed his ongoing problems with the leak that flooded his finished basement.
  - 4e. Landscaping items: The Village grass damage that occurred during the winter due to street plowing was hydro seeded this past Monday. We will observe the results, hoping the grass will return soon.
  - 4f. Peter reported that Bourque Brothers performed spring irrigation start up the last week of April. The system is approaching 20 years of service. Many sprinkler heads had to be replaced. There are in excess of 250 of them. Next year Olde Canal Village will buy our own and Bourque Brothers will use them from our supply. J.R. Dowding was charged for the ones broken by the snow plow.
  - 4g. Tree removal: J.R. Dowding Company will be removing a number of dead trees in the Village this month. The delay was due to the rainy April weather.

5. New business:

- 5a. Deck treatment: Roger reported that the last deck stain is showing issues. We are looking into treatments that can improve the condition of the decks. When a solution is found and tried that works well, the Board will begin to implement that on all of the decks.
- 5b. Pressure washing of the outside of the Village condos was begun by Dave Doppler at the OCW units. He will continue to wash all of the condos this summer. Buildings 1 and 4 of OCW are now finished. A 3200 psi washer was rented for a day to see if it would reach high areas of siding which could not be done in the past with our old 2000 psi washer. Since outside washing will have to be done more frequently moving forward, it was decided to purchase a 4200 psi washer as the 3200 psi was marginal. Renting at \$100/day is not practical. The Board approved the purchase.
- 5c. Homeowner meeting agenda (preliminary): Each Trustee will prepare a report of the aspects of the Village that he oversees to present at the Homeowners Meeting on Tuesday, June 11, at 7:00 pm.
- 5d. Bulkhead repairs will be done by Dave Doppler as soon as replacement parts can be purchased. A company who has the parts has been located. We will also look into making them if less expensive.
- 5e. Insurance: We are looking into our Village insurance policy to determine that our Clubhouse and the Village Shed as well as their contents are covered with no deductibles.

6. Closing: The meeting adjourned at 11:05 am.

Respectfully submitted by Don Godeke, Secretary