

OCV Meeting Minutes – June 2, 2016

Chm. Roger Lange opened the meeting at 9:00 AM, June 2, 2016

All Board members present.

- 1.) The bills for May were reviewed and approved as paid. The question on Village Green Landscape's April invoice was resolved and a credit was applied to May's invoice.
- 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 \$106,795.00. The checking account has a positive balance.
- 3.) Trustee Communication Forms: Roger: #29 NVD # 55 NVD need gutter cleaning. David Doppler will be doing those and all gutters as part of the annual spring cleaning. David will also repair a basement crack in #31. Only a portion of #29 OCW's rear roof was done before, so the remainder will be completed with the other Units in bldg. #3. Jim Hayden will contact Superior and get a cost update and will bring it to the Board. The original purchase was approved at May's meeting. A Unit Owner withdrew a request to place a dumpster.
- 4.) Marianne indicated that the remaining Unit Owners are getting calls to make appointments for the light bulb changes. The majority of the insulation upgrades are complete. No one still has received an invoice to pay.
- 5.) Romeo Berthiaume reported that Bourque Bros came earlier than originally scheduled and serviced the sprinklers replacing damaged heads and installing the new sensor on bldg. #7. They did not turn on the system per Romeo's request as we will do so next week to conserve water. A Unit Owner inquired about edging and there are some other minor concerns. Romeo will do a walk-around with the Village Green Landscape foreman, John Russ, to discuss those issues.
- 6.) The agenda for the Homeowner meeting on June 21, 2016 was discussed. Roger will do a "State of the OCV Condo Trust", Marianne will present the financials, Romeo will announce the election results and introduce the new Trustee. Romeo will also discuss the landscaping. Jim will review the waste pickup and new roofing. Due to the meeting date change, Peter Garvey will be unable to attend because of a prior commitment.
- 7.) Romeo announced we have a candidate to fill Marianne's upcoming vacant seat on the Board. Longtime resident Don Godeke has agreed to run. The voting started yesterday and will finish on June 15th. As referenced above, the results will be announced at the Homeowner meeting.
- 8.) The driveway to the shed status is the same: it will be done late this month or early next month. The cost remains \$2050.00. Once again, a reminder that they put down a layer of kerosene to aid in curing the asphalt causing an odor for a short period of time.
- 9.) Roger brought up the proposal from Whitinsville Water for repairing the line break at #11 NVD wherein they added a \$940 "administration fee". Jim had contacted them as requested and was told Whitinsville Water's billing person had made a mistake, the fee should have been \$470 (10%); common practice in their line of work. Jim contacted another purveyor of similar services and was told they too charge a 10% administrative fee. Whitinsville Water stated that the original submittal was a proposal and that the final invoice, which has not been received as of this date, would have the correct amount.

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Comments by Trustees: Roger will begin to redo the Trustee responsibilities for next year. Roger also discussed the repair on the Clubhouse air conditioner which is located in the attic. "Critters" chewed the wiring. RE Harris, the contractor, indicated the air intake filter is on the front of the unit in the attic pulling hot air in the summer and cold air in the winter, wasting money. He suggests relocating it to the return down in the clubhouse and insulating that run to correct the problem. He estimates it would cost \$200-\$300 for this. The Board voted to approve that amount which should be recouped in a few years as well as improve comfort. Roger noted there were service trucks behind several Units and when he inquired found they were there to install a radon system and to do painting and servicing of other Units. He reported a Unit owner's grandson, under age 55, who the Board allowed temporary permission to reside with her, is moving out prior to the date specified by the Board. He brought up a request from potential Unit buyers for Board permission to allow two foster girls, ages 2 & 4, presently in the buyer's custody to reside at OCV until the foster children could be reunited with their birth mother (estimated to be approximately 6 months), should the buyers purchase the Unit in that time frame. The Board grappled with this decision and after much reflection voted to deny the request. OCV is an age 55+ community and while permission has been granted in the past, the under age 55 persons have been adults usually in their 40s. Granting permission for children is another matter. This establishes a precedent. Most Board members have grandchildren who visit for short periods with no adverse effect; permanent child residents are a different matter. The lack of a final date for the transfer to the birth mother also influenced the decision. The Board is not unsympathetic, but has to be responsible to the OCV community as a whole.

Marianne informed all that there are five new Unit Owners moving into OCW at #5, 25, 31, 33 and 36. Julie Villani has helped Marianne to edit and update the new Unit Owner welcome and information booklet which Julie will hand out.

Jim will follow up with J R Dowding for painting pavement scrapes and Whitinsville Water for #11 NVD driveway pavement refinishing. He will also get a date for bldg. #3 roof repair.

Romeo will do a flyer and hand out for the election. He will also replace more shrubs damaged by snow removal and contact J R Dowding for reimbursement.

Meeting adjourned at 10:57AM. Respectfully submitted, Peter H. Garvey, Trustee