

OLDE CANAL VILLAGE BOARD OF TRUSTEES

(Minutes of the July 20, 2017 Meeting)

Board members present: Peter Garvey, Roger Lange, Jim Hayden, Bill Williams

Board member absent: Don Godeke

Uxbridge Fire Chief William Kessler addressed the Board on the subject of emergency lockboxes for each unit at no cost to the unit owners. The project would cost about \$4000, which would be assumed by the Board. This is an **optional** program that would enhance the safety of our residents. The Board will take this program under advisement and decide whether or not to participate pending further research.

Tom Fermi and Romeo Berthiaume (former Trustees) addressed the Board on the irrigation problems. Two new controllers were recently installed to regulate irrigation on Nature View Drive. Both Romeo and Tom have volunteered their time to assist in regulating and adjusting the new controllers which have finally been adjusted to irrigate the lawns on Nature View Drive. The two controllers on Olde Canal have been operating properly. Each lawn is now receiving 30 minutes of irrigation every other day from midnight to 8 a.m. Both Romeo and Tom have agreed to continue monitoring the situation under the leadership of the Trustees.

The regular Board meeting was called to order at 10 a.m. by outgoing Chairman, Roger Lange.

The first order of business was the re-organization of Board officers for 2017-2018. Newly elected Trustee, Bill Williams, was welcomed to the Board.

The following Board officers were elected:

Chairman: Peter Garvey

Vice Chair: Jim Hayden

Treasurer: Bill Williams

Secretary: Don Godeke

At that point, newly elected chairman Peter Garvey began presiding over the meeting.

It was reported that the Trust continues to be in solid financial condition. The reserve account has \$128,983.

All bills have been paid and it was pointed out by outgoing Treasurer, Peter Garvey that the \$16000. budgeted for the sealing of roadways will not be used this year which gives the Board the opportunity to address other non-budgeted items planned for next year (the Board voted in June to postpone the re-sealing project to the summer of 2018).

Just a few Trustee Communication Forms were received during the last month. All requests have been or will be addressed. Residents are reminded to utilize this method of communicating with the Board rather than calling individual Trustees. For non-computer users, special forms are available in the clubhouse and can be placed in the Trustee mailbox behind the main bulletin board.

Jim explained that Superior Roofing Co. will do an aerial survey of the roofs of all of our 17 buildings to help determine the cost of roof replacement over the coming years. The plan is to have a gradual replacement of all our roofs (one or two buildings per year) over the next 10-12 years so as to avoid the need for a huge assessment (6-8 thousand dollars per unit) should the roofs all be done at the same time.

Dave is power washing and staining the decks throughout the summer months. Due to the spate of inclement weather this summer, this project is moving slowly. As of now, only 12 decks have been completed. When the time comes, the building coordinators will notify unit owners so as to give them a chance to clear their decks of furniture.

38 of the 72 unit owners have had their dryer vents cleaned so far. This project will continue in the fall/winter. Residents are required to do this for their safety and the safety of their neighbors. Dave Doppler has been doing a professional job and his charge of \$30. is more than reasonable.

The back yard of Building 15 (56-60 NVD) needs attention which the Board will address at a later time

A question Re internal repairs and renovations came up and the Board cited **Section 5.8.5 D in the Rules and Regulations (p. 12)** to answer the query: "Each unit owner shall notify the Trustees of all improvements to his or her Unit (except personal property other than fixtures) which exceed a total value of One Thousand (\$1000.) Dollars within twenty (20) days after commencement of construction of such." In addition, it was explained that any (internal) construction projects requiring a building permit from the town (of Uxbridge) must also have written permission from the Board of Trustees prior to the onset of the project. Residents are reminded to comply with this rule. Contact Chairman Peter Garvey for Trustee approval.

Romeo advised the Board that the shrub trimming/pruning project is ongoing during the summer months and he asked that residents be patient as the process will continue until the end of September. Romeo will also clean and edge the beds and fertilize the shrubbery as required.

Due to safety issues, residents are reminded that propane tanks cannot be kept inside any part of the building. They should be stored outside (preferably under the decks) While grills are allowed on the decks, they should be kept at least ten feet away from the building.

Due to the length of the meeting, the proposed changes in the Rules and Regulations as well as the Building Coordinators Booklet will be discussed at the August meeting.

The various duties of each Trustee were reviewed and re-organized. Roger distributed the team assignments which are as follows:

Blue Team.....Jim

Red Team..... Don

Green Team....Roger

Black Team.....Bill

Peter reported on his findings Re solar panels. He received an estimate of \$40,500. to install solar panels on the clubhouse roof (the best of 4 possible locations on the property). Over the years, the savings in electricity would be decent for one or two units. The problem is that the savings must be divided by 72 and thus would only amount to a few dollars per month for each unit owner. The 30% credit (\$12,000) must be applied to income tax owed. Olde Canal Village pays a minimal income tax of less than \$100. per year so that would not work for us. The Board will continue to investigate the possibility of solar and will be seeking other estimates. .

The Board voted unanimously to change the monthly meeting from 9 a.m. on the second Thursday of each month to 9 a.m. on the second Wednesday of each month.

The meeting was adjourned at 11:55 a.m.

Respectfully submitted,

Romeo Berthiaume,

Acting Secretary