



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

1. Opening: The regular board meeting was called to order at 8:50AM.
2. Members Present: Peter Garvey, Jim Hayden, Roger Lange, Bill Williams, and Robin Lavalley.
Election of Board Officers: Re-elected were Peter (Chair), Jim (Vice-Chair), Roger (Maintenance Trustee), Bill (Treasurer) and Robin (Secretary).
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 \$150,117. The checking account has a positive balance. A CD matured and was resigned for the minimum 8 months until December after which we'll see where the interest rate ends up before making the next move.
4. Trustee communication forms:

All are completed or are being worked on. There were several clogged downspouts/gutters attended to; a cracked roof peak shingle water leak fixed; a foundation crack leak fixed. See more below.
5. Unfinished business:
 - 5a. Decks: The new staining/painting regimen on the decks on NVD continues with buildings 10, 15 and 16 left to complete. The NVD decks requiring horizontal surface replacement will be started in the fall after the staining/painting on those other NVD units is finished.
 - 5b. Irrigation: Work continues locating and repairing leaks and defective sprinkler heads on our 20 year old system.
 - 5c. Landscaping/Trees: The dead pine tree behind 9 NVD was removed by Romeo and his brother. This leaves the tree in back of the shed to be removed by JR Dowling.
 - 5d. Website: Bill Oncay continues work on an interface to the website that will allow low tech Trustees (me) to easily correct or update resident information.
 - 5e. Sinkholes: A "sinkhole" was filled, caused by a previous water line leak in front of # 43 NVD.

5f. HUD Recertification: Recertification normally due this June is extended since last August HUD moved to a new three year schedule with a six month leeway before and after. We will now submit the required paperwork in Nov.

6. New business:

6a. Koopman's Discount Agreement: A uniform process for ensuring OCV gets its special pricing and discounts has been established. Now all transactions handled through the corporate account will receive these benefits automatically.

6b. Gutters: Gutter cleaning, especially the downspouts, has been prioritized to address the overflow issues and any possible basement leaks.

6c. Bats and Bees: Bats have been found in a unit. Mitigation attempts will be made before employing an exterminator. A previous bee issue was resolved in-house by patching possible entry points. Outside nests will continue to be handled by Roger.

6d. Roof Leaks: A serious roof leak requiring a bucket to catch water was repaired at 23 OCW.

6e. Maintenance Compensation: Dave's hourly rate was raised for the first time in two years to \$18.00/hr. The vote was unanimous.

7. Trustee Comments:

MassSave is back from the pandemic with a zero dollar cost for adding insulation. Please contact Pete Garvey for details as this offer expires soon.

8. Good of the Association:

Thank you to Romeo Berthiaume and his brother Jerry for cutting down the dead pine behind bldg. 8.

9. Closing:

The meeting adjourned at 11:20 am.

Respectfully submitted by

Robin Lavalley, Secretary