



OLDE CANAL VILLAGE BOARD OF TRUSTEES
Minutes of Thursday, August 11, 2016

Members present: Roger Lange, Jim Hayden, Peter Garvey, Don Godeke, Romeo Berthiaume

1. Opening: The meeting was called to order at 9:36 a.m. by Chairman Roger Lange.
2. Bill Pay Review: The bills for July were reviewed and approved as paid. Upcoming August bills were also discussed. Peter reported that all previous delinquent condo fees were now paid and all new OCV members were also current with payments. The reserve fund has a total of \$99,199.00 Operating expenses against the budget were reviewed and monies were taken from the reserves to cover roofing expenses and the driveway to the shed, both of which were budgeted. There was an added cost to the roofing and it is anticipated that, barring any unforeseen expenses, a majority of the transfer will be re-paid over time beginning in October. The driveway to the shed will be edged as soon as it has sufficiently hardened.
3. Communication Forms: It was reported by a contractor that on one occasion this summer a resident had spoken very rudely to one of their workers. Residents are asked not to speak directly to any of our workers with a complaint, but take the matter to one of our Trustees who will deal directly the contractor. Minutes are posted on the OCV website. Bill Oncay is working on a revised method whereby individual unit owners with computers can receive the minutes via email. Residents without computers will continue to receive hard copies of the minutes which will also be posted on the community bulletin board each month.
4. Mass Save/Lightbulb Program: Peter Garvey will contact Mass Save and determine if we can still connect residents who would now also want to take part in those programs.
5. Report on Landscaping, Watering, and Trimming: Romeo reported on the work completed and further plans to complete the work by the end of September.
6. OCV Trust Teams: The Trustee teams have undergone some changes. New member Don Godeke will now oversee the general maintenance team for work such as gutter cleaning, minor walkway and asphalt repair, rules and regulations, etc., plus take the meeting minutes. The other Trustees will continue with their responsibilities of last year with some changes among them.

7. Review Fire Damage: A fire outside a unit on NVD in July resulted in some minor damage to the outside of the building. Since the master policy has a \$5,000 deductible, the resident's individual homeowners' policy should pick up most of that balance. It was noted that all unit owners should check their homeowners' policy to assure that they have similar coverage (minimum of \$10,000), should a similar situation occur in the future. That information should appear under "coverages," category "A," "Dwelling." All homeowners' policies must have this feature; if individual policies do not have this feature, unit owners should contact their individual insurers. A notice concerning this is on our community bulletin board. Peter Garvey has a copy of the master policy for inspection by any unit owner.
8. Update of Emergency Information: The Trustees want to be sure that all of the residents' information is current in our records. Former Trustee Marianne Williams has volunteered to help with this and check in with all OCV residents to be sure all of our information is up-to-date and accurate. Residents are asked to help Marianne in completing this important task. Unit owner Julie Villani continues to volunteer to assist the Board in updating the village directory.
9. Miscellaneous Resident Update: A number of the OCV residents had not been in our records or did not meet the requirements of number (only three residents per unit) or the minimum age of 55 years. All have been contacted and have been reminded that written permission from the Trustees is required for special circumstances that would be contrary to our Rules and Regulations. The Board has safety concerns if a building has to be evacuated in an emergency.
10. Trustee Communication Forms: A number of requests for repairs to resident units come to Trustees each month. We are able to complete most within that month. Some, however, need the attention of professionals or are done seasonally. If the correction can be done by Dave, our handyman, it is usually done within that month. If the correction requires a professional the resident will be so advised.
11. Trustee Comments:
 - A question was raised about the resealing of our sidewalks and road. Upgrades are done on a regular basis as needed.
 - Romeo has volunteered to study the Rules and Regulations and to recommend some revisions and clarifications to the Board for its approval.
 - A question was raised about the "Private Property" signs that are posted on Warsaw Street as one comes into the Village: do the signs appear as a "threat" to guests or family members of residents? It was determined that the signs are meant to communicate to those who want to solicit sales or put up signs that this is a residential area not open to that type of conduct.
 - Romeo will research the cost and feasibility of repairing and/or replacing the damaged curbing on Warsaw Street, maintenance of which is OCV's plus two abutters' responsibility.
12. The meeting was adjourned at 11:50 a.m.

Respectfully submitted by Don Godeke, Secretary