

## OCV Meeting Minutes – Sept 10, 2015

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Chm. Roger Lange opened the meeting at 9:00 AM, Sept 10, 2015.

All Board members present.

- 1.) The bills for August were reviewed and approved to be paid.
- 2.) Operating expenses against the budget were reviewed and found in balance. Marianne Williams reported there are two delinquents and one overpayment. These are being followed up. The reserve fund has a current total of \$89,504.00. The checking account has a positive balance requiring no transfer from reserves.

2A.) Two Owners have had a problem with a computer scam. A phone call advises a person that they may have a failure of their internet/computer and requests if their computer is not on to turn it on and in either case to allow them permission to access it on-line. This permission is recorded. They then install a legitimate access program from Microsoft and inspect the computer internally. Based on this inspection, they find all kinds of “problems” which will result in dire consequences if not corrected. They will be happy to do so for a fee, usually \$299.00, permission for which will also be recorded. Even though this scenario seems legitimate it is not. No reputable business will use the telephone to contact a customer for this purpose. Cable provider Charter Communications provides a free security suite (it must be installed by you on your computer; call them for instructions or have a trusted friend/family member do that for you). Never let anyone you do not know have access to your computer. Best advice – hang up the phone immediately – do not talk to them once it is apparent what they are up to.
- 3.) Trustee Communication Forms: Jim Hayden has requests to date from four Owners for ice dam heater cables and will follow up along with Dave to get them installed. There is a water leak on Nature View and a drainage problem at another Unit. These are being corrected.
- 4.) Roger reported the “bee” (wasp/hornet) problem in his Unit and other Units appears to have been solved by Dave spraying. This will continue to be monitored.
- 5.) The Dish TV issue became moot as the Unit Owner decided not to install it.
- 6.) Romeo Berthiaume reported a sprinkler controller struck by lightning was replaced and the sprinkler systems were reprogrammed. Watering continues through October. Trimming the shrubs will be finished up by the end of September. Anyone that wants their shrubs trimmed should notify Romeo. It was suggested an email regarding this be sent. Romeo stated that our landscape contractor, Village Green, has a two year contract and will return next year.
- 7.) Peter Garvey reported on the gas vent signs. He received a bid from the third vendor. It is the most economical, 75 signs made of aluminum for \$2.00 per sign. The next bid was for 100 at \$3.00 per sign. The Board voted to purchase the 75 signs. They will be installed this fall.
- 8.) Roger stated the driveway to the shed is waiting for a date from the contractor for installation.
- 9.) The issue of “capital improvement” as applied to HOA/ Condo Assocs. was again brought up. The consensus remains that a new definition is needed requiring a vote from the Unit Owners. It was suggested a legal opinion would be useful. Peter was delegated to follow up to determine cost and availability of a lawyer specializing in HOA/Condo Assocs.

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- 10.) Roger reported the problem with the power washer has been fixed and washing has resumed.  
There are only a couple buildings left.
- 11.) Jim was assigned responsibility for dish TV antenna requests.
- 12.) Comments by Trustees: Romeo reminded that October is “Fire Prevention Month” and that all smoke alarms are tested by the Building Representatives. Marianne suggested that checking for fire extinguishers be incorporated as well.

Meeting adjourned at 11:20 AM. Respectfully submitted, Peter H. Garvey, Trustee