



OLDE CANAL VILLAGE BOARD OF TRUSTEES
Minutes of Wednesday, September 11, 2019

1. Opening: The regular board meeting was called to order at 9:00 am and a moment of reflection was observed on the anniversary of 9/11.
2. Members Present: Peter Garvey, Jim Hayden, Roger Lange, Bill Williams, and Robin Lavalley
 - 2a. Lucille Whitehouse and Shirley Mellen presentation re: replacement windows

Lucille's recent experience as an original owner with an unsuccessful attempt to get two windows replaced under warranty was discussed. Highlighted was the failure to get warranty coverage using the then current procedure as the recommended vendor reference Silverline/Anderson is no longer applicable. Unknown to the Trustees until very recently SilverLine was sold by Anderson to Ply-Gem with the warranty question now in the air.

Roger will be in contact with the new vendor regarding the warranty for original owners.
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 discussed. All condo fees are paid and up to date.
 - 3c. Reserve fund: The Village reserve fund has a balance of \$130,693. The checking account also has a positive balance.
4. Trustee communication forms: All are completed or are being worked on. See some details under items below.
5. Unfinished business:
 - 5a. Landscaping items: Sprinkler head adjustments and repairs have begun with parts available.
 - 5b. Pressure washing: Building #13 to be done this month completing the project.
Deck treatment: Some to be done this fall with the rest to be scheduled in the spring.
Gutters: One unit in building 3 will get gutter guards. Others will be inspected and evaluated for further action.
 - 5c. Rainwater damage in the basement of 3 OCW has been addressed.
Gutters and downspouts need to be inspected and cleared.
 - 5d. NVD water leaks: none this month

- 5e. Roger is meeting with another alternative vendor for window and slider replacements since moving forward new owners will need a solutions as well.
 - 5f. Storm Water Drain: the street drain by the retention pond is sinking and needs repair. Vendors will be contacted for quotes to repair.
 - 5g. Roofing: Recommendation for adding vendors approved pending specification and requirements to go out to bid.
6. New business:
- 6a. Smoke alarm testing by building coordinators will begin in October
 - 6b. Snow removal contract being prepared to go to bid for a two year contract.
 - 6c. Bi-weekly trash pick up proposed to reduce monthly cost. Informal polling by unit to be done with at least 75% approval.
 - 6d. Lock Boxes: Key maintenance and owner changes are the residents responsibility. Contact the FireDepartment for details.
 - 6e. Backyard lawn repair: The current policy is that non-irrigated backyard repairs and upgrades are the unit owner responsibility.
8. Good of the Association
- Thanks to Lucille and Shirley for their wonderful concise presentation and keeping attention on the window conundrum.
- Thank you once again to Judy Godeke for weeding the circle.
- Also a thank you to Romeo for the high quality groundskeeping. Not only is it good, it saves the community money over other vendors.
9. Closing: The meeting adjourned at 11:45 am.

Respectfully submitted by
Robin Lavalley