



OLDE CANAL VILLAGE BOARD OF TRUSTEES
Minutes of Wednesday, September 13, 2017

Members present: Peter Garvey, Jim Hayden, Roger Lange, Don Godeke, Bill Williams

1. OPENING: Peter called the meeting to order at 1:00 pm. The later time was to allow all Trustees to attend.
2. ATTENDANCE: All Trustees were present.
 - 2A. Resident Romeo Berthiaume gave input about lawn concerns in the Village. He gave recommendations and suggested costs. These were approved and information is detailed under 6A below.
 - 2B. Resident Bill Oncay also suggested some changes to the Village Directories for 2018. These changes and additions were well received and approved by the Trustees.
3. FINANCIAL:
 - 3A. The bills were reviewed and some questions were raised and answered .
 - 3B. The budget was reviewed, expenses discussed, and late payments explained.
 - 3C. The Reserve Fund has a balance of \$134,412 and the checking account has a positive balance.
4. TRUSTEE: COMMUNICATION FORMS/OPEN/PROBLEMS/INCOMPLETE:
 - 4A. Requests by residents have been fulfilled by Dave Doppler or will be addressed soon.
 - 4B. #33 NVD was granted permission and obtained a permit to remove an extra deck and replace the slider with a window, which will return it to the original look and style of all B Units in the Village.
 - 4C. The current owner of #49 NVD is selling the unit and had to correct the radon level as required by law. This was done by venting the unit to the outside to allow the radon to return to a safe level. They were given permission by the Board after furnishing a copy of their radon contracting company's bid with license and federal registration numbers.
5. UNFINISHED BUSINESS:
 - 5A. EMERGENCY LOCKBOXES: Peter reported that Emergency Lockboxes have been ordered for all Village units. Dave Doppler will install them at a later date. The Fire Department will then put in the keys of the residents who agree they want them. A detailed letter will be sent out prior. The boxes will be installed below the outside unit garage lights under the unit number for better visibility at night.
 - 5B. MAINTENANCE SCHEDULE/DECK STAINING: Roger reported that unit deck power washing and staining are going very well. At this rate, all of the decks should be power washed and stained by the third week of October, weather permitting.
 - 5C. PROPOSED RULES & REGULATION CHANGES AND NEW ONES PROPOSED: These were discussed and the approved ones will be printed and distributed to all unit owners.
 - 5D. BUILDING COORDINATORS BOOKLET: DISCUSS/MAKE CHANGES/MEETING DATE

Some revisions were made and Roger will have Tom Fermi update them before the booklets are prepared and given to the Village Building Coordinators. The Building Coordinators' meeting is scheduled at the clubhouse for September 27, 2017 at 7:00 pm and will be led by Peter Garvey.

6. NEW BUSINESS:

- 6A. LANDSCAPE ISSUES: Due to erosion, landscaping will be repaired behind Building 15 NVD. Loam will be used for that, with the extra supply of loam left near the back of the Village Retention Pond. That loam may be used by any resident who wishes to add or replace loam on their own areas. Romeo may be contacted to offer advice.
- 6B. GUTTERS: Three types of gutter protectors were viewed by the Trustees. Two types will be placed by Peter Garvey and evaluated. The ones determined to work best will be placed in the future on units that have leaves filling their gutters.
- 6C. FIRE ALARM TESTING: Testing will be coordinated at all units by the Village Coordinators, as usual, in October. Some revisions to the form used will include checking for a working fire extinguisher and a reminder that all smoke alarm batteries should be changed every four years.
- 6D. PRELIMINARY 2018 BUDGET INPUT: A major non-routine input to the 2018 budget will be the sealing of all streets, driveways, and sidewalks in the Village.

7. OTHER: Reports or new information from the Trustees:

- 7A. ROOFING: Superior Roofing has been asked to give an estimate for reshingling of some Village roofs. It will be suggested to Superior Roofing that north facing roofs should have zinc strips included to retard mold growth on the shingles.
- 7B. TRASH: Our trash contractor, Waste Management, informed the Trustees that the fee for 2018 will remain the same. The Trustees voted to accept this offer. Jim Hayden will sign the new contract.
- 7C. SNOW PLOWING/LAWN EDGE REPAIR: J.R. of Village Green will be invited to the October Trustee meeting to discuss snow plowing concerns and subsequent spring lawn edge repair.
- 7D. PARKING PERMIT SIGNS: The Trustees viewed the new parking permit signs to be used by overnight guests when there is not enough room in the resident's driveway to park the guest vehicle. These permits may be requested by residents from any Trustee. The permit will be placed on the guest car's dashboard above the steering wheel when the car needs to be parked overnight in designated areas. They must be returned to the Trustee when the guest leaves.
- 7E. SPRINKLERS: A report by Tom Fermi showed an overall consistent use of the sprinklers for the summer months. The location of the rain sensors was discussed and they may be changed.
- 7F. SCREENS: Trustee Roger Lange reported that Paul Ahern of Century Glass will make a totally new screen frame with screen for \$55 each. He will repair a broken frame and install a new screen for \$35 each.

- 8. GOOD OF THE ASSOCIATION: The Trustees thank Tom Fermi for his tireless efforts to monitor the new irrigation controllers on NVD. Thanks to his efforts the sprinklers are working continuously and efficiently.

The meeting was adjourned at 4:40 pm. Our next meeting will be on Thursday, October 12 at 9:00 am.

Respectfully submitted by Don Godeke, Secretary