

SHAKER LANDING CONDO ASSOCIATION
BOARD MEETING 8/13/11

ATTENDEES:

MARY JO MULLIGAN-KEHOE
PENNY EDWARDS
ROB DAVIDSON
KEVIN ALBERT
SCOTT GILMORE
RAY STANFORD

CALLED TO ORDER: 12:45 PM

NO SLCA OWNERS PRESENT

I. APPROVAL OF MINUTES

CORRECTIONS TO 7/12/11 MINUTES:

1. II/D/2: THE \$2883 WAS FOR THE DOCK POSTS AND SHOULD HAVE BEEN COVERED BY BEACH EXPENSES.
2. III/5: THE REASON THIS WILL BE DISCUSSED AT THE ANNUAL MEETING IS THAT IT IS THE OWNER'S RESPONSIBILITY, HOW WILL THE COMPLETION OF THE WORK BE DEALT WITH SINCE IT RELATES TO THE ASSOCIATIONS EXPENSES OF ROOF REPAIR/LEAKS.
3. III/L: THE DRAIN PIPE IS BETWEEN MASTRO LANE BLDG #7 AND #11
4. III/P: COULD ALSO LEAD TO AN INCREASE IN DUERS.

ROB MADE A MOTION TO APPROVE THE 7/12/11 MINUTES WITH THE CORRECTIONS, SECONDED BY MARY JO, ALL IN FAVOR, NO OPPOSED, SO MOVED.

II. OLD BUSINESS

A. ASSESSMENT OF PROBLEM AREAS:

1. WET INSULATION IN #3 UNITS (LOWER BLDGS):

45-3 - NO SIGNIFICANT PROBLEM LAST WINTER, AFTER INSULATION WAS PROPERLY PLACED IN CEILING.

35-3 - POSSIBLE TEST CASE FOR WET INSULATION, HOPEFULLY WILL PREVENT ICE DAMS AND LEAKS.

2. 37-1 - STILL HAS A HOLE IN THE CEILING, NOW THAT ALL EVALUATIONS HAVE BEEN DONE IN THIS UNIT, REPAIRS SHOULD BE DONE TO CEILING.

37-1 - STILL UNCERTAIN ABOUT ALL CAUSES OF LEAKS, INSULATION ALONE MAY NOT SOLVE THE ICE DAMS/ LEAKS. BLOWER DOOR TEST RECOMMENDED (AGAIN), TO FURTHER EVALUATE POSSIBLE TROUBLE AREA'S. APPROXIMATE

COST \$400, THE BOARD APPROVED THE BLOWER TEST BE DONE ASAP. MOSELEY TO CONTACT TJ ALEXANDER. IF THE BLOWER TEST JUSTIFIES INSULATION AND ICE SHIELD PLACEMENT, THEN WILL PROCEED. MOSELEY FEELS SKYLIGHTS MAY BE CONTRIBUTING TO ROOF LEAKS AND NEED REPLACEMENT.

3. SKYLIGHTS: THERE ARE AT LEAST 12 UNITS THAT HAVE HAD LEAKS AROUND SKYLIGHTS. THE BOARD DISCUSSED POSSIBLE SKYLIGHT REPLACEMENT SOLUTIONS. THE DISCUSSION WAS TABLED FOR A FUTURE MEETING.

4. DRYER VENTILATION: MAY BE DIFFICULT TO INSTALL IN SOME UNITS. NO DIRECT ROUTE TO OUTSIDE WALL.

5. CHIMNEY'S IN UPPER UNITS: GARY VARNESSE TO GIVE ESTIMATE, EXISTING CRICKETS MAY NOT BE LARGE ENOUGH, LEADING TO LEAKING.

B. STATUS: FOOTINGS ON UPPER UNIT DECKS AND SECURING FRONT PORCHES:

- STILL AWAITING JIM CALIHUR ESTIMATE

-STILL AWAITING WARREN STEVENS ESTIMATE (ENGINEER)

-MOSELEY TO GET QUOTES FOR STEPS (GRANITE, PRECAST, AND GRANITE TOPPED PRECAST).

-DISCUSSED WOOD FRAME WITH CRUSHED STONE OR CONCRETE SLAB INSIDE. MOSELEY DOES NOT RECOMMEND THIS OPTION, THE MATERIAL INSIDE THE FRAMES ARE FREE TO SHIFT.

- SAFETY! MAIN CONCERN, SAFETY NEEDS TO BE PRIORITY IN EVALUATIONS AND PROBLEM ASSESSMENT.

C. LAWNS: DEGRASSE PROPOSAL \$1,000, DISCUSSED PROPOSAL, BOARD APPROVED.

- 11-2 - BOULDER SET TOO FAR INTO PARKING AREA NEEDS TO BE MOVED TO ALLOW PROPER PARKING.

- EROSION ON HILL BY STAIRS LEADING TO BLDG 37, MOSELY TO GET DRAINAGE ESTIMATES.

III. NEW BUSINESS

A. ANNUAL MEETING SUMMARY OF MAJOR POINTS

1. DOCK RULES - CHANGES

2. CODO DOC'S - MODIFY DEFINITIONS AND RULES

3. WELCOME PACKAGE/ PARKING MAP - CREATE

4. INSURANCE - PROOF OF INSURANCE FOR BOATS, HOME OWNER'S, AND TENANTS.

5. UPPER UNIT DECKS/ FRONT PORCHES - GOSS LOGAN INPUT.

B. ELECTION OF OFFICERS

NOMINATIONS:

PRESIDENT: MARY JO NOMINATED BY KEVIN, SECONDED BY SCOTT, ALL IN FAVOR.

SECRETARY: PENNY NOMINATED BY ROB, SECONDED BY KEVIN, ALL IN FAVOR

TREASURER: KEVIN NOMINATED BY SCOTT SECONDED BY PENNY, ALL IN FAVOR

IV. NEXT MEETING : SEPTEMBER 13, 2011, 7 MASTRO LANE, ENFIELD, NH, @7 PM.

V. ADJOURN: ROB MADE A MOTION TO ADJOURN THE MEETING, SECONDED BY PENNY, ALL IN FAVOR.

MEETING ADJOURNED : 12:25 PM

AFTER THE MEETING BOARD MEMBER WALKED THE GROUNDS TO ASSESS TREE SAFETY, EROSION ISSUES, ROOF PROTECTION, AND MOLD ISSUES.