

SHAKER LANDING CONDO ASSOCIATION
BOARD MEETING 10/25/11

ATTENDEES:

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

CALLED TO ORDER: 7:03 PM

NO SLCA OWNERS PRESENT

I. APPROVAL OF MINUTES

CORRECTION TO 9/13/11 MINUTES

II. FINANCIALS: NOTE: MARY JO IN PROCESS OF CLOSING OUT BANK OF AMERICA CHECKING ACCOUNT. (SHOULD BE NOTED AS KEVIN CLOSING OUT THE ACCOUNT).

SCOTT MADE A MOTION TO APPROVE THE 9/13/11 MINUTES WITH THE CORRECTION, SECONDED BY ROB, ALL IN FAVOR, NO OPPOSED, SO MOVED.

II. FINANCIALS: (AS OF 10/25/11)

A. CASH DISBURSEMENTS: REVIEWED LINE ITEMS

B. UNPAID INVOICES: REVIEWED LINE ITEMS

C. ACCOUNTS RECEIVABLE: REVIEWED LINE ITEMS

LEGAL FEES: MONTHLY INTEREST BEING APPLIED. MOSELEY TO DISCUSS WITH LAWYER NEXT STEP IN COLLECTING FEES. PAYMENT WAS BY COURT ORDERED. IT IS SLCA'S RESPONSIBILITY TO COLLECT ALL MONIES OWED.

D. CHECKING: \$0

E. SHORT TERM RESERVE: \$8,286.97

NOTE: LOAN FROM SHORT TERM RESERVE TO OPERATING REMAINING BALANCE \$3,240.49

F. LONG TERM RESERVE: \$16,236.68

G. OCTOBER STATEMENTS:(INCOME, CASH, ACCOUNTS, CD'S) ALL REVIEWED

III. OLD BUSINESS

A. GETTING READY FOR WINTER:

1. INSULATION QUOTE FOR 35-3: (NEEDED DUE TO HISTORY OF ICE DAMS AND ROOF LEAKS), MOSELEY TO GET QUOTE.

2. PROGRESS REPORT 37-1: QUOTES

VARNESE: \$13,000 (COMPLETE WRITTEN QUOTE PROVIDED FOR BOARDS REVIEW, VERY EXTENSIVE. SUMMARY OF SOLUTION IS TO IMPROVE THE AIR FLOW IN ROOF). MOSELEY RECOMMENDS A SECOND OPINION BY TJ ALEXANDER BEFORE PROCEEDING WITH THIS RECOMMENDATION.

JIM SHIBLES: \$1,500 (MORE CONSERVATIVE APPROACH) QUOTE INCLUDES:

- PROPER DRYER VENT TO OUTSIDE
- ADDING MORE INSULATION TO ROOF(BLOWN IN)
- CLOSE HOLE IN BEDROOM CEILING(USED TO DETERMINE CAUSE OF LEAKS)
- CLOSE HOLE IN UTILITY ROOM(LEFT UNDER SUSPENDED CEILING, ORIGINAL CONSTRUCTION).
- COMPLETE METAL FLASHING ON BLDG 37

BOARD APPROVED JIM SHIBLES QUOTE

3. SKY LIGHT ISSUES 33-1: MOSELEY EVALUATION - FLASHING ISSUE, TO HAVE GREEN MTN. SKY LIGHTS GIVE QUOTE.

4. CHIMNEY ISSUES UPPER UNITS: PROGRESS REPORT (15-1 & 11-2)

T.J. ALEXANDER EVALUATION (BLOWER DOOR TEST DONE, INFRA RED PICTURES PROVIDED FOR THE BOARDS REVIEW) : CONCLUSION - ALL JOINTS HAVE LACK OF PROPER INSULATION, WOULD REQUIRE ENTIRE RECONSTRUCTION AND JOINT SEALANT.

OPTION TO PREVENT CHIMNEY LEAKS: (CHIMNEY LEAKS CAUSED BY FIRES IN CHIMNEY WARMING EXISTING CRICKET)
RECOMMEND: PLACING ICE AND WATER SHIELD IN THE AREA OF THE CRICKET TO PREVENT CRICKET WARMING. COST PER UNIT \$953

BOARD APPROVED ICE AND WATER SHIELD PLACEMENT IN CRICKET AREA (15-1 &11-2).

5. ROAD GRADING: QUOTE - NELSON BUGBEE, BOARD PROVIDED SUMMARY OF COST, MOSELEY HAS COMPLETE LIST OF MATERIALS, AREAS TO BE DONE, AND EQUIPMENT TO BE USED. COST \$4,270

BOARD APPROVED ROAD GRADING.

6. SAND BARRELS: DEGRASSE IN PROCESS OF FILLING

7. PAINTING STATUS: COMPLETE

8. STATUS FOOTINGS ON UPPER UNIT DECKS: QUOTES

DIVERSIFIED ENTRANCE SYSTEMS:(COMPLETE DESCRIPTION PROVIDED)

BLDG 25 \$3,480

BLDG 7 \$1,275

BLDG 15 \$ 650

TOTAL \$5,405

NANCY'S WAY (JIM KELLEHER- PREVIOUSLY SPELLED CALIHUR) GENERIC QUOTE PROVIDED, WORST CASE SCENARIO.

ONE BLDG \$2,534.80

NOTE: THE DECK SUPPORT COLUMN BASES AND FOUNDATIONS WERE EVALUATED BY M&W SOILS ENGINEERING, INC. THERE WERE 6 COMMENTS MADE. THE MOST IMPORTANT ITEMS WERE HIGHLIGHTED, OTHER AREAS WERE RECOMMENDED TO BE MONITORED. NO IMMANENT DANGER WAS FOUND.

THE BOARD AGREED TO DIVERSIFIED ENTRANCE SYSTEMS QUOTE, TO BE PREFORMED IN THE SPRING OF 2012. MOSELEY TO GET SIGNED CONTRACT.

-FRONT PORCH ISSUES TO BE EVALUATED IN 2012.

-MOSELEY TO GET INSURANCE APPROVAL FOR DECK SUPPORT COLUMNS.

9. DRAINAGE PROBLEMS HILL BY 37-2: MOSELEY TO DISCUSS CHANGING GRADE OF ROAD TO REDIRECT WATER FLOW WITH NELSON BUGBEE.

10 TREE REMOVAL:

-BLDG 27 : REVIEWED \$2,075 QUOTE FROM 9/13/11/MINUTES, TO BE DONE AS FUNDS ALLOW.

-DEGRASSE TO TRIM OVER GROWN SHRUBS BLDG 25 (LEFT), BLDG 29 (RIGHT), BLDG 33 (WALKWAY).

-LEANING BIRCH (LANDING ROAD) - TO BE REMOVED

11. REVISED DOCK RULES:

#18 - DISCUSSED RECENT ISSUES WITH BOAT REMOVAL, CONCLUSION: CHANGE BOAT REMOVAL DATE TO OCTOBER 10TH, WITH THE STIPULATION IF THE LAKE IS TO BE DRAWN DOWN AT AN EARLIER DATE, OWNERS WILL BE ASKED TO REMOVE BOATS SOONER.

ISSUE: OWNER DID NOT PAY DOCK FEE FOR 2011 SEASON; BOARD REQUESTED OWNER BE INFORMED THAT DUE TO LACK OF PAYMENT, THE DOCK LEASE FEE WILL BE RETURNED, LESS ANNUAL SLIP FEE, AND OWNER WILL LOOSE THE LEASED SPACE.

12. RULES SIGNED BY TENANTS AND OWNERS: MOSELEY TO FOLLOW THAT ALL FORMS HAVE BEEN SIGNED.

13. BOAT INSURANCE: COVERED IN DOCK RULES, OWNERS NEED TO PROVIDE BEFORE 2012 SEASON.

14. HOME OWNERS INSURANCE: MOSELEY TO SEND OUT NOTICE TO OWNERS AND TENANTS. CERTIFICATE NEEDS TO COME FROM INSURANCE CARRIER.

15. MOSS ROOF BLDG 29: MOSELEY TO DISCUSS WITH JIM SHIBLES AND DEGRASSE.

16. TEE PEE'S OVER DOORS LOWER LEVEL UNITS #1: IN PROCESS, JIM SHIBLES

17. HEAT WIRES TO BE CHECKED BEFORE WINTER: JIM SHIBLES

18. SKY LIGHT INSPECTION: TO BE DONE BEFORE WINTER.

IV. NEW BUSINESS

A. MOSELEY CONTRACT: REVIEWED CHANGES, BOARD TO READ CONTRACT AND RESPOND VIA E MAIL.

B. FIDELITY INSURANCE: MORE BANKS REQUIRING FIDELITY INSURANCE IN EXCESS OF EXISTING COVERAGE OF \$25,000. BOARD APPROVED INCREASE OF FIDELITY TO \$50,000 IF COST IS \$12/PER MONTH ABOVE EXISTING POLICY.. MOSELEY TO CONFIRM WITH RICHARD LOGAN.

C. BUDGET 2012: MOSELEY TO EMAIL TO BOARD FOR REVIEW, TO GO OUT TO OWNERS BEFORE 12/15/11.

D. FUTURE PROJECTS: LIGHTING - DISCUSSED OPTIONS, LED LIGHTS WOULD REDUCE COST, PLACE ON BLDG INSTEAD POLES. BOARD TO CONSIDER FOR 2012.

V. NEXT MEETING: NOVEMBER 22, 2011, 7 PM, 7 MASTRO LANE, ENFIELD, NH

VI, MEETING ADJOURNED:8:55 PM