

SHAKER LANDING CONDO ASSOCIATION
BOARD MEETING 3/29/12

ATTENDEES:

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

CALLED TO ORDER: 7:07 PM

NO SLCA MEMBERS PRESENT

I. APPROVAL OF MINUTES:

SCOTT MADE A MOTION TO APPROVE THE 2/23/12 MEETING MINUTES AS WRITTEN, SECONDED BY KEVIN, ALL IN FAVOR, NO OPPOSED, SO MOVED.

II FINANCIALS:

A. MID-MONTH UPDATE (3/28/12): REVIEWED ACCOUNTS RECEIVABLES, AND CASH DISBURSEMENTS.

1. TAX RETURN: COMPLETED

2. BANKRUPTCY CLAIM: PROOF OF CLAIM HAS BEEN FILED

3. CHECKING: \$7,266.46 (BALANCE TO BE MOVED TO SHORT TERM RESERVE AT THE END OF THE MONTH).

4. LONG TERM RESERVE: \$9,563.85

5. SHORT TERM RESERVE: \$1,991.44

6. CD'S: \$77,257.38

7. BANK OF AMERICA ACCOUNT: \$7,371.81

NOTE: KEVIN TO PURCHASE CD'S, CHECKING BEST RATES

B. DISCUSSION:

1. UPPER UNIT DECK REPAIRS: COST \$5,405, EXPENSE TO BE COVERED BY LINE ITEM 5090 OF BUDGET (REPAIRS/MAINTENANCE), AND SHORT TERM RESERVE.

2. DEGRASSE CURRENT CONTRACT: MOSELEY TO DISCUSS ADJUSTING CONTRACT DUE TO MILD WINTER.

III. OLD BUSINESS:

A. MAINTENANCE PROBLEMS:

1. SKY LIGHTS 35-2: BLUE TARPS STILL PRESENT

- TIM CARDWELL (CONTRACTOR), CAN NOT BE FOUND, MOSELEY HAS TRYED EVERY MEANS TO CONTACT MR. CARDWELL.
- MOSELEY HAS CONTACTED VELUX - THEY CONFIRM THAT TIM CARDWELL IS A CERTIFIED VELUX DEALER. VELUX HAS BEEN INFORMED OF THE CURRENT STATUS OF TIM CARDWELL.
- NH BETTER BUSINESS BUREAU HAS BEEN INFORMED OF THE TIM CARDWELL SITUATION.
- MOSELEY HAS FOLLOWED UP WITH THE OWNERS AND THE NEIGHBORING UNITS, NO LEAKS HAVE BEEN REPORTED.
- MOSELEY TO CONTACT OWNERS, GIVE THEM JIM SHIBLES CONTACT INFORMATION FOR REMOVAL OF TARPS.

2. 11-2 CRACKS IN BASEMENT: MOSELEY TO EVALUATE

3. 47-1 CHIMNEY FIRE: NO STRUCTURAL DAMAGE HAS NEED REPORTED, MOSELEY TO FOLLOW UP.

B. BLDG PAINTING: START DATE - AVERAGE TEMPS NEED TO BE 50, MOSELEY TO CONTACT JIM SHIBLES ABOUT START DATE OF PREP WORK.

C. UPPER UNIT DECK REPAIRS: BLDG #7, #15, & #25 TO BEGIN 3RD WEEK OF APRIL, PROPOSAL REVIEWED.

D. SPRING/SUMMER POTENTIAL LIGHTING PROJECT:

- MOSELEY TO RESEARCH LIGHTING OPTIONS
- LED'S 10% LESS ENERGY THEN INCANDESCENT
- LED'S ILLUMINATION IS MORE SIGNIFICANT THAN INCANDESCENT

E. TREE WORK: \$2,000 APPROVED, WORK TO INCLUDE

- TREE REMOVAL OF NEXT TWO BLDG'S TO BE PAINTED
- WIRES ON LARGE TREE BEHIND UNIT 27-1
- REMOVAL OF BIRCH TREE BEHIND 25-1

F. GROUNDS MAINTENANCE: SPRING CLEAN UP TO BEGIN FIRST WEEK OF APRIL,

MOSELEY TO HAVE DEGRASSE REMOVE LEAVES IN WOODED AREA NEAR UNIT 15-1.

IV. NEW BUSINESS

A. NO PARKING SIGN LANDING ROAD: NEEDS TO BE REPLACED, AS WELL AS POLE. DID NOT SURVIVE WINTER.

B. KAYAKS: STORED IMPROPERLY, NEED TO BE MOVED TO KAYAK RACKS, OWNERS OF KAYAKS HAVE BEEN NOTIFIED. MOSELEY TO SEND SECOND NOTICE. IF NOT REMOVED IN 10 DAYS WILL BE ASSESSES \$50 FINE, AND \$50/MONTH UNTIL REMOVED.

V. NEXT MEETING: APRIL 30, 2012 @ 7PM, 7 MASTRO LANE, ENFIELD, NH

VI. MEETING ADJOURNED: 8:10 PM