

SHAKER LANDING CONDO ASSOCIATION
BOARD MEETING 4/30/12

ATTENDEES:

MARY JO MULLIGAN-KEHOE
PENNY EDWARDS
SCOTT GILMORE
RAY STANFORD

CALLED TO ORDER: 7:00 PM

NO SLCA MEMBERS PRESENT

I. APPROVAL OF MINUTES:

SCOTT MADE A MOTION TO APPROVE THE 3/29/12 MEETING MINUTES AS WRITTEN, SECONDED BY MARY JO, ALL IN FAVOR, NO OPPOSED, SO MOVED.

II FINANCIALS;

A. MID APRIL REPORT: REVIEWED ACCOUNTS PAYABLE, OPEN PAYABLES, AND OWNER ACCOUNTS.

1. CD'S: \$77,257.38
2. CHECKING: \$12,584.12 (AS OF 4/29/12)
3. LONG TERM RESERVE: \$ \$10,853.33
4. SHORT TERM RESERVE: \$1,991.53
5. BANK OF AMERICA ACCOUNT: \$7,371.81

B. DISCUSSION:

1. KEVIN TO PROCEED WITH CD PURCHASES
2. ROOF RACKING: UNUSED MONIES SHOULD BE MOVED TO SHORT TERM RESERVE - \$7,200. JIM SHIBLES ROOF RACKING CONTRACT HAS BEEN BALANCED.
3. DIVERSIFIED SYSTEMS: DEPOSIT PAID \$2,702.50 (UPPER UNIT DECK REPAIRS)

C. STATEMENT OF INCOME (AS OF 3/31/12): REVIEWED LINE ITEMS

D. REVIEWED BANKRUPTCY STATUS: MAY NEED TO PLACE ANOTHER LIEN FOR

NEW ACCRUING BALANCE.

III. OLD BUSINESS:

A. TREE WORK: REVIEWED QUOTE (FUNDS TO COME FROM LINE ITEM 5070 OF BUDGET)

1. PROPOSAL:

a. UNIT 7: AT LEFT OF UNIT REMOVE OAK LIMBS OVER ROOF LINE. CLEAN UP DEBRIS - \$275

b. UNIT 7: REMOVE SUGAR MAPLE AT RIGHT REAR WITH MAJOR DECAY. CLEAN UP ALL WOOD AND DEBRIS - \$960

c. UNIT 29: IN FRONT OF UNIT RAISE BRANCH LEVEL ON HERITAGE RIVER BIRCH OVER PARKING. PRUNE BLACK LOCUST FROM UNIT. REMOVE MULTI STEM BASS WOOD IN FRONT OF UNIT. LEFT SIDE OF UNIT REMOVE HEMLOCK AND LOCUST. REAR OF UNIT PRUNE OFF SUCKERS ON CHERRY GROWING INTO UNIT AND REMOVE SMALL TAGGED MAPLE. - \$750

2. DISCUSSION: MOSLEY TO FOLLOW UP WITH FOX TREE SERVICE, WAS THE FOLLOWING RECOMMENDED WORK COMPLETED FROM LAST YEAR (2011).

a. UNIT 25: LEANING WHITE BIRCH BEHIND UNIT. SHOULD BE REMOVED DO TO LEANING NATURE. (\$900 LAST YEARS QUOTE)

b. UNIT 27: INSTALL 2 EXTRA HIGH STRENGTH CABLES IN LEADERS TOWARD HOUSE TO LESSEN LIKELIHOOD OF SPLITTING (\$560 LAST YEARS QUOTE)

NOTE: BOARD CHOSE TO WAIT ON TREE WORK DECISION UNTIL IT IS CLARIFIED IF WORK RECOMMENDED IN 2011 WAS COMPLETE. WILL MAKE FINAL DECISION WHEN ALL INFORMATION HAS BEEN OBTAINED.

B. MAINTENANCE PROBLEMS: FOLLOW UP

1. 47-1: ROTTEN STAIRS HAVE BEEN REPAIRED; CHIMNEY FIRE - OWNER HANDLING DAMAGES, NO DAMAGE TO BLDG APPARENT , OWNER REPORTS NO DAMAGES TO BLDG.

2. 11-2: MOSELEY EVALUATED - POSSIBLE CURLING OF SUB FLOORING,
- NO EVIDENCE OF CURRENT LEAKING PROBLEMS (UNIT HAS HISTORY OF LEAKAGE WITH PRIOR OWNERS).
- MINIMAL CRACKING WALLS.
- NO CEILING PROBLEMS
- MOSELEY RECOMMENDS BROWN'S FLOORING, WILDER, VT, FOR SECOND

OPINION.

3. 11-1: POSSIBLE CRACK IN BASEMENT FLOOR, MOSELEY TO EVALUATE (ARE THE TWO PROBLEMS RELATED?)

C. PAINTING: START DATE - AS SOON AS WEATHER PERMITS

D. DECK REINFORCEMENTS: TO START WITHIN FIRST WEEK OF MAY. MOSELEY TO LET OWNERS KNOW, BLDG 7 SHOULD BE COMPLETED BEFORE PAINTING STARTS.

E. POTENTIAL LIGHTING STRATEGY: MOSELEY CONTACTED PAUL JUDD, CLAREMONT, NH

- ELECTRICAL WIRING IN QUESTION, MAY NOT MEET CODE
- LIGHTING MAY NEED TO BE DONE IN PHASES DUE TO COST
- LIGHTING SHOULD STAY WITH THE LIGHTS DIRECTED DOWN
- PAUL TO GIVE BOARD FULL EVALUATION

F. KAYAK/BOAT PAYMENTS AND ASSIGNMENTS: OWNERS HAVE BEEN BILLED

G. LEAVES IN GUEST PARKING AREA: GETTING CLOSE TO PARKING AREA AND TO STREAM IN AREA, NEED TO REPOSITIONED KEEPING STREAM IN MIND.

H. BOAT TRAILER PARKING: BECOMING LIMITED, MOSELEY TO HAVE DEGRASSE REMOVE SMALL SUMACK TREES IN AREA TO MAKE ROOM FOR TRAILERS.

I. UNIT 35-2: TARPS HAVE BEEN REMOVED.

J. UNIT 29-2: MOSS ON ROOF, NEEDS TO BE REMOVED, MOSELEY TO EVALUATE. POSSIBLE JOB FOR JIM SHIBLES, ALSO TO EVALUATE 35-1 FOR MOSS ON ROOF.

K. RETAINING WALLS (STONE); 33-1, 37-3, & 43-3 - NEED TO BE EVALUATE, MAY NEED TO CORRECT DRAINAGE PROBLEMS.

L. BOAT STICKERS: OWNERS SHOULD HAVE ON BY THE END OF MAY

M. PEST CONTROL: TO BE DONE IN MAY, BY PRESIDENTIAL PEST CONTROL \$110/BLDG

IV. NEW BUSINESS

A. ANNUAL MEETING (SLCA): AUGUST 18, 2012, LA SALETTE SHRINE, ENFIELD, NH, @ 9:00 AM.

-OWNERS TO BE NOTIFIED

B. 2013 BUDGET DRAFT: SHOULD BE REVIEWED AT MAY MEETING.

V. NEXT MEETING: MAY, 21, 2012, @ 7PM, 7 MASTRO LANE, ENFIELD, NH

VI. MEETING ADJOURNED: 8:17 PM