

Minutes of SLCA Board of Directors Meeting

February 13, 2013

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Opening

Meeting called to order at 7:04.

Present:

- Mary Jo Mulligan-Kehoe (President)
- Kevin Albert (Treasurer)
- Scott Gilmore (Secretary)
- Rob Davidson
- Alan Nadel (via telephone)
- Ray Stanford (Property Manager, Moseley Associates)

Absent:

- None

No non-Board owners present.

Minutes from Previous Meeting

Alan moved to accept the minutes as written. Kevin seconded. All approved.

Financial Report

Ray walked the Board through the monthly financial report. The main balances at the end of the prior month were as follows:

Item	Annual Budget	Current Period		Year-to-Date		
		Budget	Actual	Budget	Actual	Variance
Operating Surplus	1,239.00	3,190.75	6,039.14	3,190.75	6,039.14	2,848.39
Short Term Reserves	(839.00)	0.00	13,261.17	0.00	13,261.17	13,261.17
Long Term Reserves	(1,220.00)	0.00	4,178.63	0.00	4,178.63	4,178.63

Item	Amount
CD's Invested	103,121.29
Long Term Reserve	4,178.63
Total Capital Funds	107,299.92

Details can be found in Moseley's full monthly report. Following are highlights and discussion points.

Monthly dues were supposed to have gone up by 3% in January, but the bills and direct debits from Moseley were the same as 2012.

Action Items

- ***Ray investigate why dues were not increased by 3% in January, and make necessary corrections.***

Old business

Ray provided status updates on the following projects.

Lighting grant

Previous Action Items

- Ray work with Defiance Electric to get price quote for posts and have them installed, along with fixtures already received.

Light bulbs were replaced in the existing fixtures.

Defiance is working on a proposal for the new posts and their installation. They have already commented that there are wiring problems which will need to be addressed.

Tree work: Jim Shibles and Fox Tree Service

Done.

Changing bylaws regarding association insurance deductible

Previous Action Items

- All Board members consider this in preparation for decision at next meeting.

Changing the bylaws may introduce many new questions and problems, and the cost savings would be only \$500/year. The increased costs to individual owners for increasing their own coverage for a higher association deductible would be more than the owners' shares of the \$500 savings for the association. Therefore, the Board decided to not make any such changes at this time.

Website changes

Previous Action Items

- Scott discuss possible website improvements with Dennis Fuchs. Get a price quote for him to do the work, if appropriate.

Scott obtained price quotes for each of several specific improvements. A separate document was circulated to Board members prior to the meeting.

The Board members felt that the quoted costs were too high for the desired improvements.

Kevin suggested using Facebook, Google+, or a similar tool to address the social needs of the community.

Alan suggested *search engine optimization* to make sure that our website appears high on web search lists, to promote the community. Alan recommended that we solicit competitive bids. Alan's wife has experience in this area.

Action Items

- ***Alan ask wife for advice on website improvements.***

Rules update/fine assessment plan

Scott noted that he was still awaiting Board member approvals to post the already-discussed rule changes to website. Board members voted to approve the revised rules document.

Action Items

- ***Scott post the revised rules document on the SLCA website, and send a copy to Ray for mailing to owners.***

Mary Jo would like to finalize a rule change for air conditioners, as discussed previously, to permit only a specific model already installed at one of the upper units. Alan noted that, if we change what is allowed, we will need to provide adequate time for residents to replace existing units.

Action Items

- ***Mary Jo research the model and costs, and make a complete proposal at our next meeting.***

Moseley contract

Previous Action Items

- All Board members consider above options for kayak/canoe registration, in preparation for decision at next meeting.
- Scott discuss website registration of boats/kayaks/canoes with Dennis Fuchs.

The Board agreed to discontinue requiring registrations and payments for waterfront rack storage of kayaks and canoes. However, as before, they must be stored only on the association's racks by the waterfront (or inside residents' units).

Scott had discussed website registration of kayaks and canoes with Dennis, but this was made irrelevant by the above decision.

Action Items

- ***Moseley to provide a spreadsheet or other document of boat dock assignments. This should illustrate the dock layout and who has a deposit on which boat slip, including the deposit amounts where available.***

Unit 47-1 insurance claim and billing issue

Previous Action Items

- Ray ask Top Hat Chimney Sweep for more information so that we can decide if any changes need to be made. Also ask if other chimneys in SLCA have safety issues.
- Mary Jo ask Jim Tamagini about chimney histories for lower units, since Jim lived here at that time. Inquire about design, construction, Board knowledge, etc.

Top Hat inspected the chimney and found major problems. These problems were reported, in writing, to Moseley and the owner. The owner has not yet responded. The chimney is unsafe, and should be removed, repaired, or disabled from use.

Jim Tamagini believes that unit 47-1 has a regular fireplace (not a wood, pellet, or gas stove), that metal-bestos chimneys were installed by the builders, and any other chimneys were installed on behalf of owners who obtained proper Board approvals.

Action Items

- ***Ray inform Unit 47-1 owner to have chimney repaired or removed, or have fireplace permanently sealed to prevent its use.***

Unit 47-1 request for installation of gas heat

Previous Action Items

- Ray write a summary of the concerns and send it to Mary Jo, who will review the wording and forward it to the unit owner.
- Has the unit owner fulfilled the Board's requirements for installation of the gas line?

The gas line will go along the foundation slab. Ray confirmed that the design is OK. The proposed heating unit is a Rinnai, which will vent directly through the wall (not use the unsafe chimney discussed above).

Beach Sand

Ray contacted NH DES and obtained a permit application. He also contacted Michelle Jones for background information about the last time the sand was replaced. Bergeron did that work. Ray needs a copy of our application from the last time. Ray is waiting for Michelle to get back to him.

Road Maintenance

Mary Jo spoke with Jim Tamagini and Kevin O'Reilly about whether Dana Robes contributed to road maintenance costs while it was in business. Kevin O'Reilly will check his records and get back to Mary Jo, but he believes that Dana Robes did share in the costs to maintain the road from Route 4A to Bradford Lane. If confirmed, then we will ask Keene Medical to pay a corresponding share from now on.

New Business

Roof leaks

All known problems have been addressed.

Repairs reported to Moseley since previous Board meeting

Ray provided an updated spreadsheet and described the items reported since the previous Board meeting. Following are notable discussion points.

We may need to remove a portion of Michelle Jones' roof to investigate the cause of leaks into her unit. The ice-and-water shield may not have been installed correctly. It is an ice dam issue.

Next meeting date

Tuesday, March 19, 2013, at 7pm.

Closing

Motion to adjourn by Alan. Seconded by Kevin. All agreed.

Meeting adjourned at 8:08.