

Minutes of SLCA Board of Directors Meeting

March 19, 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

Kevin moved to accept the minutes as written. Alan 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	(4,159.25)	(440.69)	(968.50)	5,598.45	6,566.95
Short Term Reserves	(839.00)	0.00	12,820.52	0.00	12,820.52	12,820.52

Long Term Reserves	(1,220.00)	1,148.33	5,125.79	2,296.70	5,125.79	2,829.09
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Item	Amount
CD's Invested	103,121.29
Long Term Reserve	5,125.79
Total Capital Funds	108,247.08

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

We are well under the projected budget for roof raking. We have them raked after snowfalls of about 3" or more, to prevent ice dams and roof leaks.

Cash flow is good.

We had to pay a small amount in 2012 taxes due to interest earned on our investments.

Owner of unit 35-1 has been foreclosed upon. We received a check for \$455 toward amounts due to SLCA. Fannie Mae / Freddie Mac owns the property now, and will pay the unit dues until it is sold.

We have nearly enough money to purchase another \$6000 CD. However, interest rates are very low. The Board discussed whether we should we consider investments with higher return, and concluded that there are too many risks. We need to maintain a safe balance for upcoming work, such as roof replacements on the upper units (due in about 7 years).

Old business

Ray provided status updates on the following projects.

Lighting

The wiring and post cost estimate is too high for our current budget. We will have to address the lighting in stages.

We already own the LED bulbs, and they are supposed to have 50,000 hours of life. Those LED bulbs can be installed in standard incandescent fixtures (as has already been done for much of the outdoor lighting). Scott noted that the LED light bulb at the mailboxes has been taken.

The Board agreed to replace the wood posts with metal ones, for improved appearance and durability. Metal posts will cost a few hundred dollars more than wood.

We decided to replace posts and lights as we paint the nearby units. Therefore, the painting schedule will define the staging for the lighting upgrades.

Keene Medical's share of our costs for road maintenance and lighting will be based upon their share of road frontage. We should request that they install the same types of posts and lights. We have a right-of-way for our road through their property.

Action Items

- **Ray contact Keene Medical about lighting.**
- **Ray tell Defiance Electric that we will upgrade in stages, and need a “package plan” that will span several years.**
- **Ray investigate other, less-expensive fixture options.**

Website changes

Alan has found many possible options. He asked for a list of features that we want, then he will make some phone calls to get cost estimates. Homestead.com is used by a friend and she is pleased with it.

Action Items

- **Board members send feature suggestions to Alan.**
- **Alan combine feature suggestions into a single list, send it to Board members for feedback, then call potential vendors for price quotes.**

Rule change regarding air conditioners

Mary Jo had computer difficulties and did not have time to work on this. We will revisit it next month.

Unit 47-1 chimney issues

Previous Action Items

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

The owners have been iterating with Top Hat Chimney Sweep. They wanted Top Hat to rebuild the chimney, but did not come to an agreement.

There may be new renters in the unit, and if so, they may not be aware of the fire hazard.

Action Items

- **Ray notify owner that: (1) The chimney must be repaired, removed, or made inoperable by May 1st. (2) The owner must immediately notify any tenants that the fireplace cannot be used until further notice. A copy of the notice shall be sent to the Board with a signed acknowledgement from the tenant.**

Beach sand

Ray obtained the documents from Michelle Jones for the previous work, in 2009. Her understanding is that we cannot do anything until 2015, because state regulations only allow such work every 6 years.

Abutters must be notified.

New regulations allow only 10 cubic yards of sand; the 2009 maintenance used 20 cubic yards.

The previous application was begun in September 2008. The corresponding work was done in June 2009. We should anticipate 9 months for the application to be processed.

Action Items

- ***Ray confirm eligibility date for next round of work.***

Roofs

No current problems.

Unit 35-3 leak was stopped by roof raking around its skylight, and hasn't recurred. The cause was probably improperly installed ice-and-water shield.

New Business

Spring/summer projects

Painting Mastro Ln #s 11 and 13

Contract signed with Jim Shibles. He will start as soon as it is warm and dry enough (probably mid-May).

Spring clean up date

Saturday, April 27.

Rain date: Sunday, April 28.

Action Items

- ***Ray mail "mark your calendar" notices to all residents.***

Trees/landscaping: concurrent with painting schedule; behind on Mastro #7

Some pruning may be needed. We need to update the Fox Tree list for the units to be painted.

We should consider having gravel drip edges installed around the units that are painted.

We also need to estimate how much it will cost to renovate the walkways around those same units. Mary Jo suggested installing some edging to keep the stone in place, but most types of edging work their way up and out of the ground due to frost. There may be other solutions.

Mary Jo suggested asking residents to contribute effort. Previous efforts to have residents spread gravel had low response rates.

Ray mentioned that mixing calcium chloride with gravel helps it to stay compacted.

We will discuss other walkway ideas at our next meeting, such as paver stones.

Action Items

- ***Ray talk with Diversified Entrance Systems about edging materials that could retain the gravel without causing problems from ground frost.***
- ***Ray ask Jim Shibles for a price quote for gravel drip edges.***

- *Discuss new walkway ideas at next Board meeting.*

Pest control

Action Items

- *Ray call exterminator to schedule this annual work.*

Boats

We usually aim for Memorial Day to have the docks installed, but that is late. Boat owners would like to get maximum use for the season.

Action Items

- *Ray contact Lakes Region Docks Company to schedule dock installation for May 1st, or near that date.*

The earliest record that Moseley has of a dock deposit was for \$500. Moseley doesn't have records for most of the dock slips.

The buyer of the Giffords' unit must have reimbursed the Giffords for their deposit. Moseley did not.

Issues Reported to Moseley since last meeting

Nothing significant to address.

Posting agendas and minutes

Scott proposed that we post our meeting agendas prior to our meetings, so that owners are aware of what will be discussed. Owners who are interested in the agenda topics could come to the meetings or provide their comments beforehand.

Scott also proposed that we approve our meeting minutes via email, as soon as possible after each meeting, and post them to the website immediately thereafter.

The goal is to increase owner contributions to our discussions.

All Board members agreed with these proposals.

Next meeting date

Tuesday, April 23, 2013, at 7pm.

Closing

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

Meeting adjourned at 8:10.