

Minutes of SLCA Board of Directors Meeting

August 17, 2013

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Opening

Meeting called to order at 12:10 PM.

Present:

- Mary Jo Mulligan-Kehoe (President)
- Scott Gilmore (Secretary)
- Alan Nadel
- Jeanne Childs
- Sandy Orr

No non-Board owners present.

Financial Report

We did not discuss the monthly financial report during the meeting. 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	99.09	(4,047.89)	5,618.55	18,866.71	13,248.16
Short Term Reserves	(839.00)	0	26,089.01	0	26,089.01	26,089.01
Long Term Reserves	(1,220.00)	1,148.33	10,991.47	8,038.35	10,991.47	2,953.12

Item	Amount
CD's Invested	104,338.42
Long Term Reserves	10,991.47
Total Capital Funds	115,329.89

Details can be found in Moseley's full monthly report.

Election of Officers

President

Mary Jo was elected to another term.

Treasurer

Alan, Scott, and Jeanne were not interested in this position.

Sandy will discuss the responsibilities with Kevin to assess whether he can take this on.

Election for this position was deferred until our next meeting.

Action Items

- ***Sandy discuss Treasurer responsibilities with Kevin Albert.***

Secretary

Scott was elected to another term.

Follow-up on action items from July meeting

Ray provided updates via email prior to the meeting. Those updates are paraphrased below.

Ray contact Fox Tree Service to check those trees for risk of falling

Ray called John Fox. John promised to get back to Ray with a date. Ray will notify the Board when the date has been set.

Ray contact DeGrasse about planting pachysandra on the lower banks, to prevent erosion

DeGrasse has checked, and plants are available. Materials and labor would cost \$75 per 100 plants, which would fill a 10' x 10' area. It is recommended to plant them 1' apart. The Board needs to mark the areas to be planted. Sections of 100' x 20' (2000 sq. ft.) would cost \$1500 per section between each set of steps. The Board should determine how many sections are needed.

The cost seems high. We could save money by gathering volunteers for a work day. We could buy the plants ourselves. We may also need a bag of compost.

Action Items

- ***Jeanne investigate costs of plants and compost, and amount of coverage needed.***

Ray follow up on building permit and approval from Fire Chief

The Fire Inspector and Building Inspector are on vacation. They will both return on Monday. A staff person in the office said that a permit would be required to rebuild a chimney.

Action Items

- ***Ray obtain an official decision from the Fire Inspector, and inform the owner of unit 47-1.***

Mary Jo investigate cost of stones from Longacres

Mary Jo hasn't had time yet.

Sandy expressed concern about stones becoming slippery in winter.

Jeanne suggested fine bark mulch.

Action Items

- ***Mary Jo investigate cost of stones from Longacres***

Ray order gravel for drip edges and ask Jim to get started on it

Done. Gravel was delivered last week. Jim will work this into his schedule.

Ray get estimate for mulch bin

DeGrasse recommended a stockade fence enclosure cut down to the preferred height, with 3 sides of fence and one side open facing the woods behind the dumpster. They also recommended lining the inside with pressure-treated plywood to prevent rotting of the fence. The total cost would be within the range \$550-650.

This cost seems too high.

Sandy noted that we now have raccoons in the dumpsters because of the holes on the bottoms and lids not completely closing. Mary Jo emailed Ray about this a few weeks ago, when it was first reported. This needs follow-up.

Action Items

- ***Ray look into replacing the dumpsters which now have holes.***

Ray investigate having storm drains cleaned

Ray arranged for DeGrasse to clean them.

Ray inform 43-2 owner that awning is in violation and must be removed

Ray sent email, on August 16th, to the owners with notification of the violation and a copy of the most recent rules.

Jeanne (one of the owners) said that they had not yet received the notice because they do not receive email while at SLCA on weekends, and it must have been sent after they departed for SLCA.

Jeanne and her husband, John, want to file an appeal at the next Board meeting.

Action Items

- ***Ray (re)send the notice of the violation.***
- ***Scott email rules document to 43-2 owners.***
- ***Alan draft a standard letter for future notifications of violations. Include procedures for fines and appeals from latest SLCA Rules document.***

Brief discussion of discussion at General Meeting

We discussed the request for renters to make comments at the General Meeting. While we value the inputs of all residents, concerns about conflicts of interest prevent us from allowing non-owners to speak during the official meeting.

Next Meeting

Monday, September 16, at 7 PM in unit 7-2.

Closing

Motion to adjourn by Sandy. Seconded by Scott. All agreed.

Meeting adjourned at 12:58 PM.