

SLCA Board Meeting Minutes

Date ... 9/21/15

Attending ... Sandy Orr, Gary Best, Jeanne Childs, Tom Byrne and Ray Stanford, Mgr.

Agenda Topic	Action/Follow-up	Responsible Person / Due
CALL TO ORDER	Meeting called to order at 5:03 pm at Orr's unit 33-1.	
Quorum:	4 Board Members present	
Minutes:	Board Meeting Minutes approved 4-0: 7/27, 8/17, 8/23, 9/3 Annual Mtg. 8/21/15 submitted; approval pending '16 Annual Mtg.	
Open Forum:	No one came.	
BUSINESS (Old and New)	<i>In order of priority</i>	
Pathways Consulting: Drainage Report	Pathways Consulting performed a site visit at SL and Alan Saucier, Landscape Architect at Pathways, review initial findings. He will submit a typed version of that report to include with these minutes. <ul style="list-style-type: none">- Board agreed with Alan's suggestion that the drainage problems be done in conjunction with the Sewer Project in the Spring.- Board ok'd Pathways to continue to prepare a proposal for the work they recommend.- Pathways can coordinate the project for economy of means.- Ray will ask our Septic Engineer for his bid documents.	Pathways / Oct. Mtg. Ray / ASAP
Mitigating Drainage Problem Before Spring?	Since neither the septic or the drainage projects can be done this fall, What can be done to stop the severe drainage erosion before winter? This question will be addressed with Pathways at Oct. Mtg.	
Financial Report.	Ray presented the current financial report.	

Gary: “What are the priorities for this budget?”

Discussion followed and priorities were identified:

- Roofs:
 - 47-1: Bid has been accepted and work is proceeding.
 - 35-3: no bids have been received as yet. (exp. \$40,000)
- Skylights: Owners can elect to replace (their expense) or roof over.
- Sewer: (exp. \$80,000)
- Drainage (exp. \$40,000)

Gary: “What about a loan?”

Answer: Ray “Rates are still low; could easily get \$120,000 for 10 yrs.

Sandy: Appointed ‘16 Finance Committee (Sandy, Gary, Tom)

All / November Mtg.

Committee with meet with Ruth at Moseley and determine the budget for 2016. It will include Septic/Roof/Drainage costs and 5 year projections.

Gary: Can we have financial reports in a better format?

Answer: Ray “Yes we can use the format most associations prefer.”

Bids

Get bids from Tim and Carlos for the roof/septic projects.

Ray / ASAP

Vacant Board Seat

Jeanne’s last resignation becomes effective after this board meeting.
Replacement **M: Tom “Bob Chorney” Vote: 5-0 in favor**

Fall Clean-up

Area behind Mastro Lane and up Landing Road (trees on left)
Parking lot debris? Ask TNT to chip or haul away (cheapest).
Select date and ask Social Committee to provide refreshments.

Tom / ASAP

Jeanne’s Research

Much was done to prepare for the Reserve Study and other needs.
Jeanne will compile folders by topic and submit to Ray to put under
“Reports” tab on website. Michelle’s Beach Report will be added as well.

Final Items

Gary requested a list of Jim Shibles projects emailed to board weekly.

Ray / ASAP

Tom suggested we have teams of owners paint the stairs.
Gary asked that fall skylight inspections/repairs be reinstated.

Ray / ASAP

Adjourned

6:43 pm Motion: Jeanne VOTE: 4-0 in favor

NEXT BOARD MTG

Monday, October 19, 2015, at 5 pm Orr's (Unit 33-3)

Jeanne Childs
Board Member