

Attending....Sandy Orr, Gary Best, Tom Byrne, Bev Sletten and Ray Sanford, Mgr

Agenda	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order at 5:00 pm at Sandy Orr’s condo (33-3)		
Quorum:	4 Board Members present		
Minutes: 9/21/15	M: Gary Approved 4-0		
Visitor Forum	No visitors		
Financial Report	<p>Discussion and questions about the past month"s budget items. Discussion regarding leftover funds being placed into reserves as opposed to returning them to owners ensued. This board is following precedent set by former boards by putting excess funds in reserves. M: Sandy Accepted 4-0</p>		
BUSINESS	<i>In order of priority</i>		
Report on 2016 Budget	<p>Tom presented his proposed budget for 2016 and provided rationale for the various expenses and changes made to the previously proposed budget. The 5 year Plan would focus on repair of roofs. Operating and Capital Budgets as presented were approved. Ray will sent copies to owners. M: Sandy Accepted 4-0</p>	Ray	ASAP

Report on T-N Tom and Sandy met with Trumball Nelson regarding roof replacement. Discussion followed regarding the merits of spray foam versus wool batting taking into account the difference in cost and R value.

Once roof work is completed on 35-3 and 47-1, the roofs on 43-3 and 45-3 will be next up for repair.

Report on Roads Nelson Bugbee does not believe that the drainage issue on the lower pathways is the result of runoff coming from the road. He believes that it caused by water coming off the roofs. He has suggested drainage tiles. The board has authorized Ray to have drainage tiles installed for a cost not to exceed \$1,000 to alleviate the problem at 45-1.

M: Gary Approve 4-0

Ray

ASAP

Building Responsibility Sandy suggested that each board member should assume responsibility for overseeing a given area of the buildings and grounds. With monthly inspections of the buildings and surrounding grounds it should be easier to stay on top of problems as they arise.

Gary- Bldgs- 25,27, 29

Bob- Bldgs- 7, 11, 13, 15

Tom- Bldgs 33, 35, 37

Sandy- Bldgs 43, 44 47

M: Sandy Approved 4-0

Association Meeting Since the board is still waiting for a bid from T-N, it is not prepared to Present the 2016 budget to association members. Instead the board will cancel the Association Meeting planned for December and reschedule it for sometimes during the first quarter of 2016. Sandy will contact the Enfield Community Center to cancel the December date and rechedule for a later date. At that time the board will have a better idea of what needs to be done and how it will be done.

M: Tom Approves 4-0

Sandy

ASAP

By-law Committee

The Board continues to seek owners who would be willing to serve on a committee to update SLCA By-laws. Sandy will contact Jim Tamagini regarding this.

Unfinished Business

Ray prevented the bill from Devoids for inspection the cleaning and inspection of skylights, boot vents and chimneys on the duplexes. Clarification was made regarding skylights. Owners are responsible for skylights and seals. Association is responsible for flashing and roofs. The board decided that stucco must be replaced with metal on the chimneys.

M: Gary Approved 4-0

Reminder that Noblin still owes the Association bids.
Ray will contact Tim at Noblin.

Ray

ASAP

The board would like to extent their thanks and appreciation to all those who participated in the Fall Clean-up Days. Special thanks to Ann and Tom Byrne, Ann Winter and Gary Best.

AJOURNED

7:20 pm M: Bev Approved 4-0

NEXT BOARD MTG

Tuesday December 15, 2015 at 5 pm

Beverly Sletten
SLCA Secretary

