

Attending. Sandy Orr, Gary Best, Tom Byrne, Bev Sletten B0b Chorney (5:42pm) and Ray Sanford, Mgr.

Agenda	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order at 5:03 pm at Sandy Orr's condo (33-3)		
Quorum:	4 Board Members present at start, 1 joined later		
Minutes: 12/15/15	M: Gary Approved 4-0		
Visitor Forum	No visitors		
Noblin Report	<p>Conference call with Tim Little of Noblin Associates to complete SLCA's contract with them. Our financial obligation to them is completed and they do not owe us any additional work. The specs that were provided to us are ours to do with as we see fit. If we want their services in the future they would be agreeable to work for us again.</p> <p>Gary asked Tim if we would get a better response if we asked contractors to bid on our project this spring. In Tim's opinion it is very difficult for condo associations to get competitive bids from contractors. If he sought bids this year, he believes we would have the same difficulty getting contractors to bid, especially on the triplex roofs.</p> <p>Tom asked Tim if he was familiar with Melanson's Roofing from Keene, NH. While Tim had never worked directly with them, he knew that they were a well-established firm, they had a good reputation and they worked on large projects, such as schools, hospitals, etc.</p>		

Tom asked Tim for clarification of the recommendation that the membrane roofs on the triplexes be covered with 1½” of rigid insulation. Tim replied that this was to provide a substrate, rather than for insulation value.

Treasurer’s Report

Ray reviewed the End of the Year Budget. This has been sent to owners for February 20, 2016 meeting. Tom asked for clarification on what this past year’s special assessment was used for.
M: Bev Approved 4-0

**Management Contract
Renewal**

The Board has been pleased with Moseley Associate’s management. A new two-year contract was agreed to.
M: Sandy Approved 4-0

BUSINESS (Old)

Insurance Update

Our current insurance plan expires on March 10th. In Ray’s opinion Union Mutual Insurance will renew our policy. However, they will probably set new conditions on the association as well as higher deductibles on it. Ray suggested that a meeting be set up with owners to review what their Home Owner’s Insurance covers and what they are responsible for

T-N Update

Tom provided the information that he received in his last phone conversation with Ed Friedman of Trumbull-Nelson on skylights. Home owners will be provided with 3 options for skylight replacement when their roofs are redone. On the low end will be a fixed skylight. A medium level will be a manually opened skylight. And on the high end will be an electrically operated model. Owners will have the choice of

either replacing their skylights or roofing over them. Trumbull-Nelson will install the skylights while reroofing. Owners will be responsible for the cost of the skylights and the association will cover the cost of installation. We will need a firm bid from T-N before the February 20th Meeting.

Tom

ASAP

BUSINESS (New)**Special Meeting Prep**

The Board will present the budget for 2016 and the Five-Year Plan. We need to clarify what is included in the sewer bid prior to the Special Meeting. We will also need to get loan proposals from banks.

Ray

Before 2/20/16

Pest Control

The Board reviewed the pest control contract with Presidential Pest Control. It covers carpenter ants, spiders and outside crawling insects. M: Sandy Approved 5-0

Painting

The Board reviewed the contract with Devoid to paint Buildings 43 And 45 this summer. Devoid will powerwash buildings and with Jim Shibles will inspect the buildings for needed repairs. Jim will repair the buildings before they are painted by Devoid's. M :Gary Approved 5-0

Roof Specs

Tom reported on his conversation with Wayne Tobiason at CRREL. Neither Wayne or two colleagues familiar with roofing problems in cold climates were available to work on our project. Wayne recommended Melanson's Roofing of Keene, NH as a firm he had often worked with, and gave them high praise. Tom, with Ray's assistance, will assemble a packet that will include specs and photos to acquaint Melanson with our problems, and follow-up to seek advice, and produce a final bidding document. Melanson has worked as a sub-contractor for Trumbull-Nelson and respects their work. As Tim Little said earlier, this

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may be too small a project for them.

Tom & Ray

ASAP

AJOURNED

6:33 pm M: Gary Approved 5-0

NEXT BOARD MTG

Monday February 15, 2016 at 5 pm

Beverly Sletten
SLCA Secretary