

Agenda	Action/Follow-up	Resp. Person	Due
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Attending: Sandy Orr, Tom Byrne, Bob Chorney and Ray Stanford

CALL TO ORDER	Meeting called to order at 5:07 pm at Sandy Orr’s condo (33-3)		
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Quorum”	3 Board Members present.		
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Minutes 1/25/16	M: Bob Approved 3-0		
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Visitor Forum:	No Visitors		
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Financial Report:	Total of \$33,788 in the operating, Short Term Reserve, and Long Term Reserve accounts. Best in a long time according to Ray. Spent nothing on capital projects in January. Discussion of \$6,500 budgeted for the Drainage Project. Labeled “Drainage Consult.		
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Insurance Update:	Goss-Logan: Revised annual cost \$16,500. Deductible \$5,000! Kinney-Pike quote annual cost \$17,000 with \$2,500 deductible. Ray is still negotiating a third firm quote. With present budget obligations for operations and urgent repairs.		
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	Ray will report to owners at the February 20 th meeting on the likely solution and suggest that they contact their HO6 rider coverage to include \$5,000 “loss assessment coverage” to take into account the increased deductible amount of the Association’s policy.	Ray	Feb 20 th
Sewer Update	Carlos has been in touch with Ray and reports on efforts that may reduce the cost estimates significantly, both the electrical hook-up and the so-called “mobilizations. We will not have the revised project specifications and cost before the special meeting, but this project is NOT on the list of capital improvements for 2016. Ray is helping Carlos identify local contractors.	Ray	Continuous Follow-up
Snow Removal & Maintenance	A fortunate winter so far, but there will be a test this week for the TNT crew., based on weather predictions. So far satisfied with their work in their “learning phase”.		
Frozen Pipes	Ray reported frozen pipes in at least two of the #1 Triplex Units. Tom and Ann Byrne thawed theirs without consequences. The pipes in the bathroom in 43-1 froze solid, and thawing efforts Ignited a small fire that was extinguished by Jim Shibles. Minor damage to the sink cabinet and smoke damage to the unit. Ray suggests that we mount an effort next summer to remove the siding on all six #1 units in the vicinity of the bathroom and insulate.	Ray	May 2016

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Grant Writing:	Sandy is looking for grant writers to prepare a Grant Proposal related to our Sewer Project, hoping to attract federal or state funding for the project. Tom suggested Pathways Consulting might either do such work or be familiar with those who do. The preference is to find someone in the SLCA community who has the skill-set required.	Sandy	Continuing
Special Meeting Prep:	<p>All agreed that the mission Saturday is narrow and focused on just the VOTE for the Capital Improvement projects and the Loan proposed in the letter to the Owners.</p> <p>Motion: Made by Bob C and seconded by Sandy Orr to allow a motion from the floor to approve a loan of up to \$125,000.</p> <p>Voted 3-0</p> <p>It was decided to have one copy of the DAYCO and the Trumbull-Nelson contracts on hand for review at the Special Meeting. Tom is to contact Ed Freidman and obtain a copy of the final version for signature if approved by owners.</p>	Tom	ASAP
Tom's Financial Committee Plan	To suggested the need to have the one page summary he had submitted to the Budget Committee be consistent with Ray's NOTICE to the Owners. His assignment.	Tom/Ray	By Feb 20

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	<p>There was general agreement that the spreadsheets and long term projections should not be presented to the owners.</p> <p>Tom explained that the document distributed only to Gary and the Budget Committee was meant to serve as the basis of the Committee's discussions about Capital Improvements and Funding (including the desire to borrow funds to speed-up the process, and minimize the burden on owners by using the contribution to reserve and the operating budget to fund some of the needed Repairs and Improvements (including the Sewer Upgrade and roof work.) Ray agreed that Moseley staff will provide input once the committee produces a final draft.</p> <p>Bob suggested that even with this pro-active approach it will take too long to address essential repairs/replacements. Tom's hope is that the Budget Committee will read his three-page narrative, and propose revisions that will transform it into a document that reflects the shared convictions of the committee.</p> <p>To be clear, this is not a proposal from the owner's Financial Advisory Committee, but an attempt to begin to solidify our consensus on the best approach for SLCA to our long term capital improvement and funding plans..</p>	Tom & ALL	By April
Miscellaneous	<p>All agreed that it would be best to have an "agent" to represent the Association in the assembling and presenting specifications, identifying potential bidders, circulating RFPs and processing bids. for future phases of the capital repairs program.</p>		

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	Ray has approached Brian Roy of DKM consulting to see if they will offer their services and at what cost. Tom shared with Ray the names of several others who have expressed interest in such a task, and have provided resume's or references.	Ray	ASAP
Buyer Interest	There is increased interest from buyers in SLCA units that have been on the market for a while according to real estate agents. Unit 27-1 is now on the market and attracting interest.		
	Docks: The demand for docks increases. Ray is studying the actual cost of providing them, and will propose new rates. (Revenues from waterfront activities are another way of balancing the budget with appropriate "fees" for these facilities. Subsequently determined to be \$2,550 for 2016 i.e. \$255/ dock space.)	Ray	By April
	Quorum for Special Meeting: Need to alert neighbors and friends to the necessity for a quorum for the special meeting, and urge folks not attending to send in their proxies.		
	Praise for the Valentines: Ray and Sandy commented on the hearts added to the greenery on the USPS shelter. (Ann Winter and Ann Byrne)		
	The meeting was adjourned at approximately 7:27 pm.		
	M Bob, 2 nd Sandy. Voted 3-0		