

Attending....Sandy Orr, Tom Byrne, Bev Sletten, Bob Chorney and Ray Sanford, Mgr.

Agenda	Action/Follow-up	Resp. Person	Due
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CALL TO ORDER	Meeting called to order at 5:31 pm at Sandy Orr’s condo (33-3)		
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Quorum:	4 Board Members present		
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Minutes: 12/15/15	M: Bev Approved 4-0		
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Visitor Forum	No visitors		
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Treasurer’s Report	Ray reviewed the Budget for the three months ending on March 31, 2016. Cash Flow has been good. We are ahead on revenue versus expenditures, due to the mild winter. M: Sandy Approved 4-0		
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The board discussed landscaping and grounds needs. A motion was made to approve the expenditure of up to \$500 to be used for planters, plants, a picnic table and a portable fire pit.
M: Tom Approved 4-0

BUSINESS (Old)

Roof Work	Tom met with Ed at T-N to get a quote for skylights. T-N needs to finalize measurements of these, so that LaValleys can price the skylights. Bob had concerns about the chain of responsibility with owners ordering the skylights from LaValley’s, LaValley’s placing the order for the skylights and T-N measuring and installing the skylights. Who would be responsible if an error		
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in measurement was made?

The Board decided to have T-N measure and place orders for skylights to LaValley's. LaValley's will bill SLCA and owners will pay SLCA for their skylights.

M: Bob Approved 4-0

Tom ASAP

Bob asked if the question of conduits was discussed with T-N. Tom will follow up on this with Ed at T-N.

Tom ASAP

Project Manager

Ray and Tom have worked on a "Request for Proposals" for a Project Manager. This has been sent to four people who meet the criteria for the job. The proposal requests a response by 5/11/16.

Duplex Roof Repairs

Tom is working on the specs for bid requests to be sent to contractors for roof work on two duplexes, Buildings 15 and 25.

The request should include bids for:

1. Repairs to the roof including cladding and crickets
2. A completely new roof including cladding and crickets

A suggestion was made to send the requests to Home Partners, Snow Construction and a few other reputable companies.

Tom & Ray ASAP

BUSINESS (New)

Cashed CD Money

At it's March Meeting the Board authorized cashing in the five CDs coming due in April (\$52,012.06) be cashed in to have cash on hand in case that money was needed for projects. A motion was made to put \$30,000 in six-month CDs and the remainder in an operating account. Both of these accounts will be at Lake Sunapee Bank.

M: Bob Approved 4-0

Ray ASAP

Deck Replacements

Sandy Orr made a request that, as per the recommendation in the engineering

Report completed by Noblin Associates, he be allowed to replace his deck with a patio. This project would alleviate the rot that exists on his deck as well allow for drainage problems to be addressed at the same time. Sandy provided pictures of what the patio would look like when completed and explained how the drainage issues would be handled. In the process the side deck would be narrowed and the front part of the deck would be extended 8 feet beyond it's current edge.

Tom suggested in doing this Sandy would be taking common land and this might have to be approved by the Association owners. However, since the Board can approve the appropriate use of common land, some members believed that the Board could make this decision.

Ray looked at the by-laws, but a definitive answer could not be found.

The Board determined that in light of the fact that:

1. Noblin Associates recommended that the decks on the Triplex Unit 3s be replaced with patios.
2. The project will solve draining issues and alleviate rot, thereby, saving SLCA from having to pay for costly repairs.
3. The Orrs propose to pay for the patio and draining themselves.
4. If this project were successful, it could be used as a model for other Triplex Unit 3 owners who might want to submit requests to replace their decks for Board approval.

The Board decided that it would approve Sandy Orr's request to alter the footprint of his current deck when he replaces it with a cement patio if the following conditions were met:

1. The Kesslers (33-2) give their approval in writing.
2. A diagram of the project is submitted to the Board.
3. The plans allow for access to the sewer pump in that area.

M: Bev Approved 3 Sandy Orr Abstained

Canopy Request

The tenant in Unit 45-3 has requested approval to place a free standing

canopy on his deck. After discussion the Board decided that in order to give its approval he would need to meet the following conditions:

1. Does the owner approve ? A written note would be required.
2. The canopy would need to be anchored down.
3. The canopy would need to be 2 to 3 feet away from the building.

Ray ASAP

Report on Goals

Members reported that they are making good progress on the goals for 2016. Tom expressed concern about the condition of the beach. Sand has been washed away and the grass is taking over. Ray will speak to Theron about removing grass from the beach since it is written in his contract.

Ray ASAP

AJOURNED

7 :12 pm M: Bob Approved 4- 0

NEXT BOARD MTG

Monday May 16, 2016 at 5:30 pm, Place to be determined.

Beverly Sletten
SLCA Secretary