

Attending....Sandy Orr, Bev Sletten, Bob Chorney, Sue Broadhurst, Walter Wyland (via phone) and Ray Sanford, Mgr.

Agenda	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order at 5:05 pm at Sandy Orr's condo (33-3)		
Quorum:	5 Board Members present		
Minutes: 12/15/15	M: Sue Approved 5-0		
Visitor Forum	No visitors. Ray related his conversations with the owner and tenants in 47-1 regarding the unregistered car that the tenants have parked in front of their unit. They have been informed that the car needs to be registered and in working condition if it is parked on SLCA property. They have been given several weeks to do this, and still have not. The Board authorized Ray to have it towed at the owners expense, if the car has not been moved or registered by 12/22/16. M: Bev Approved 5-0		
Treasurer's Report	Ray reviewed the Budget ending on October 31, 2016. Cash Flow has been good. We are \$7,000 under in expenditures and \$65 over in revenue (due to condo fees that have been paid ahead). The roof work done by Home Partners has been completed and paid for. Ray will move the proceeds from the cashed in CD at the Service Credit Union to the Lake Sunapee Bank account. The Treasurer's Report was accepted as presented. M: Bob Approved 5-0		

BUSINESS (Old)

Update on Proposed Eighth Amendment

Ray presented the Proposed Eighth Amendment to the Declaration of the Shaker Landing Condominium that was drawn up by the Law Offices of Eric Jansen. They Board made some suggestion that would clarify the owner's responsibilities and expenses with respect to the drawings, registry of deeds and future maintenance of changes made once they meet with Board approval. The Board approved the Amendment with the added changes.

M: Sandy Approved 5-0

Ray will make the changes to the Amendment. Sandy will compose a cover letter to accompany it when sent out to owners for approval. They will share these with the rest of the board before they are sent out.

Ray and Sandy ASAP

Sewer Update

There are no new updates. A Request for bids will be sent out in January 2017, And the plan is to have the work finished up by sometime in May 2017. Sandy relayed that the Enfield Town Manager has provided him with some information that might help in securing financing the generations that will be needed but have not been budgeted for. There is another meeting scheduled with Pathways in December. Sandy and Ray plan on attending this.

Update on Duplex Roofs

The work on the Duplex chimney's and crickets has been completed and will be paid for in November. DKM Consulting has provided a detailed report of the inspected work.

Feedback on New Rental Policy

Sandy Orr has been the only Board member to hear from an owner regarding the new rental policy and that interaction was positive and in favor of the policy.

By-Laws Update

The Board asked Ray if he could provide us with By-Laws from other Condo Associations to help us in tackling the daunting task of redoing ours.

Ray By next meeting

Clean-up of Leaves Several Board members expressed their displeasure with TNT for their failure to remove the leaves in a timely manner. Ray will relay the Boards concerns to TNT to accelerate the completion of this task.

BUSINESS (New)

Future Roof Repairs The Board does not plan to replace any Triplex roofs until the replaced roof on Building 35 has experienced a winter so we can see if we have found a satisfactory solution to the leaks in Triplex roofs. The current plan is to replace two Duplex roofs in 2017. Before this is undertaken we will seek input from DKM.

Ray reviewed DKM's inspection of the leaks in Building 45. The Board approved an estimated expenditure of \$2,200 for the partial replacement of roof shingles on Building 45. DKM has estimated that between 700 to 1,000 square feet of shingles need to be replaced.

M: Sandy Approved 5-0

2017 Budget Ray reviewed the 2017 Budget. This will be further reviewed at December's Meeting prior to being sent to owners by the end of this year. At that time the Board will compose a letter to include with the mailing, updating owners on the roof work completed and planned as well as the proposed sewer work.

AJOURNED 6:10 pm M: Bev Approved 5-0

NEXT BOARD MTG **Monday December 19, 2016 at 5:30 pm**

