

Attending....Sandy Orr, Bev Sletten Bob Chorney, Sue Broadhurst, Walter Wayland (via phone until 7:30PM) and Ray Sanford, Mgr.

Agenda	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order at 5:30 pm at Sandy Orr’s condo (33-3)		
<b>Quorum:</b>	All present		
<b>Minutes: 1/23/17</b>	M: Sue Approved 5-0		
<b>Visitor Forum</b>	<p>No visitors. However, Ray presented a letter from Maria Daily (27-2) complaining that someone has been parking in her assigned parking space. Since there are no assigned parking spaces, Ray has offered to call anyone who is parking in front of her condo to request that they park elsewhere. Maria will contact Ray in the future if this happens again.</p>	Ray	If needed
	<p>The Board discussed a request from Joan Holcombe (37-1) that it investigate installing solar panels on building roofs. While the Board recognizes the benefits that solar panels could provide, for condominium associations, there are also many concerns: e.g. the age and conditions of the roofs, would they be strong enough?; roofs are common areas, the association as a whole would have to vote to allow this and agree to pay for the installation; would all members benefit from the solar panels? Etc.</p>		
<b>Treasurer’s Report</b>	<p>Ray reviewed the Operating Budget for the past month and the three months ending on March 31, 2017. It was noted that the cost for roof raking and snow removal from paths was under budget so there is excess in those two line items. The Treasurer’s Report was approved. M: Bev Approved 5-0</p>		

There are currently two CD's at Lake Sunapee Bank that will mature on 4/28/17. Ray has checked CD rates at various institutions and recommended that the Board move these two CD's to Service Credit Union where they will earn 2.6% interest if invested for 5 years. This decision was supported by the Board.  
M: Sandy Approved 5-0

## BUSINESS (Old)

### **Bylaw Amendment #7**

Ray reviewed the status on the voting for the proposed Bylaw change. Currently twenty-one owners have voted yes to approve. Four have voted no. Seven have not responded. Twenty-four positive responses are needed to pass the amendment. Sandy relayed a conversation that he had with an owner who has concerns about how he interprets the amendment and his concern for what future Boards may approve. Ray will send copies of the proposed amendment to those who have not responded, some of whom have said that they do not have copies.

Ray      ASAP

### **Sewer Update**

Ray discussed a letter received from Alisa Bonnette, Interim Enfield Town Manager, in which she states that her understanding is that SLCA intended to pay the full amount of the sewer cost to the town at one time. Ray reviewed the agreement made with the town on May 20, 2016 in which it was stated that SLCA would repay the cost over 30 years. Ray will contact Ms. Bonnette to clarify this.

Ray      ASAP

Rod Finley of Pathways reported that there was some misunderstanding on the part of Kingsbury when they submitted their bid for the pump installation. Because of this Rod feels that the bid process should be reopened. Bob asked if there was any expiration date on the grant or loan that would interfere with this. Ray will check on this. The Board moved to have Rod Finley reopen the bidding process for the installation of the sewer pump.

M: Sandy Approved 5-0

Ray      ASAP

The work on the SLCA sewer project is now slated to start in the Fall of 2017. Walter asked for assurances that there would not be any problems with odors once the project has begun. Ray reiterated that Pathways has given their word that there will not be any odors and if any should arise they would be able to quickly remedy them.

**TNT Contract**

The Board reviewed the many complaints that they have received about TNT over the past year. In the Fall, leaves were not raked and disposed of regularly. In the winter, not all pathways were shoveled, parking lots were not fully plowed, sand barrels were not kept full, parking lots were very icy, etc. Sandy questioned if the job here at SCLA was too big for TNT. Ray discussed some of the problems that Theron has had over the last several months, as well as the difficulties, in general, that local landscapers have. Ray will talk to him to see what we can do to help him do a better job.

Ray      ASAP

**Propane Line Repair**

TNT has paid for the repair to the propane line for Unit 45-1 that was damaged during pathway shoveling.

**Duplex Leaks**

There have been leaks in the roofs of 13-1 and 25-2. Ray will have Home Partners make a proposal to repair these. Bob discussed how he solved the problem of his leaking chimney. Bob will share this information with Brian Roy.

Ray      ASAP

**Triplex Leaks**

Because of the defects in the triplex roofs that were noted when the roof on building 35 was redone, Brian Roy has recommended that, instead of foam, panels should be used on the roof when Building 45 is repaired. The Board will need to get this engineered and “speced” out so that it can compare the cost of panels to that of foaming. The Board would also like to know how panels will make the roof look. Ray will request pictures from Brian.

Ray      ASAP

**Short Term Rentals**

Concern has been expressed that the owner of 35-3 is still renting her condo via Air BnB. This is in violation of the new policy regarding short term rentals. Ray will contact the owner to inform her that if she is still renting via this website then she is in violation of the rules.

Ray      ASAP

- Party Request** Bob Chorney has requested permission to host a going away party on the beach and lawn on June 10, 2017. Bob will make sure that attendees park in the upper lot. He assured the Board that there will be no pets allowed. The Board approved his request.  
M: Bev Approved 5-0
- Pest Control** Presidential Pest Control is scheduled to spray the buildings on 5/8/17. Rain date is set for 5/15/17.
- Weed Control** Lawn Master of Vermont has been retained to provide weed control on the walkways during the summer months as conditions require.
- BUSINESS (New)
- Open Discussion** Last year the Board approved \$150 to buy a picnic table. Bev will check into having one delivered. Bev ASAP
- Meeting Dates** The Board reviewed the meeting schedule for the next few months They are as follows:  
May 15, 2017  
June 19, 2017  
July 17, 2017  
August 21, 2017  
August 26, 2017 Annual Association Meeting
- Docks** The Board requested that the docks be put in as soon as possible after ice-out. Ray ASAP
- AJOURNED 7 :55 pm M: Sue Approved 4-0

**NEXT BOARD MTG      Monday, May 15, 2017 at 5:30pm**

Beverly Sletten  
SLCA Secretary