
Board Members in Attendance....Sandy Orr, Bob Chorney, Walter Wyland, Bev Sletten, and Ray Sanford, Mgr.

Agenda Action

CALL TO ORDER Meeting called to order at 9:08AM by President Sandy Orr at Enfield Community Building

Roll Call: Owners Present: Jordan and Carol Orr 33-3, Joan Holcombe & Robert Civiak 37-1, Walter and Melissa Wyland 37-3, Bob and Beverly Sletten 43-1, Bob and Penny Edwards 45-1, Michael Hoar and Ann Winter 47-3, Sherry Noyes 27-1, John and Mary Viertl 11-1, Bob Chorney 13-1.

Proxies: Martha Hough 33-1 (Sandy Orr), John and Susan Kessler 33-2 (Sandy Orr), Scott Caunters 35-1 (Sandy Orr), Chris and Sue Broadhurst 35-2 (Sandy Orr), Ilene Venizelos 43-2 (Bev Sletten), Patrick and Judy Pallatroni 43-3 (Walt Wyland), Andrea Day 47-1 (Walt Wyland), Mark and Caroline Abate 29-1 (BOD/ Sandy Orr), Scott Gilmore and Nicole Diana 11-2 (BOD/Sandy Orr), Robert and Lynda Chysna 15-1 (BOD/Sandy Orr), Alan Nadel and Sharon Kopyc 15-2 (Sue Broadhurst/Sandy Orr).

Tenants Present: Jim Shibels and Betsey Child 43-3.

Quorum: 9 voting owners present and 11 valid proxies

Approval of Minutes Motion to Approve: Penny Edwards Approved-Unanimous
of 8/27/16:

Financial Report: Walter Wyland reviewed this years expenses to date. SLCA has stayed within its Budget and currently has a surplus of \$900.

Ray Sanford, SLCA's Property Manager, presented the Proposed 2018 Operating Budget and compared it to the Operating Budgets of 2015, 2016 and 2017. The

2018 Proposed Budget is approximately a 1% increase over the current budget to plan for inflation in routine expenses such as insurance, snow removal, etc. That will translate into a \$3 increase in the operating expense portion of the monthly condo dues.

A Final Budget for 2018 will be sent to owners in December of this year.

**Board of Directors
Report:**

Sandy Orr presented the Board of Directors Report and called on Ray Sanford to update owners on the progress being made on our sewer pump and roof repairs.

The Board has been working with Rod Finley of Pathways to design a sewer pump station and seek bids for its completion with a back-up generator. Rod informed members that bids for our project are due to be received back on September 11th. Our project is to be completed in tandem with the Rte. 4A Enfield sewer expansion project. The construction work on our project should begin sometime in October or November 2017. Our pump station will be placed near the ravine on the north side of our property. The existing tanks under the lower lawn area will be filled with sand to keep them from caving in. We currently have had to have these tanks pumped out once or twice a year for a minimum of \$7,000 each time. Pathways has been helping us seek funding for the pump station and generator. The state has currently been giving loans with an interest rate of 2.55% for 20 years for similar projects. Owners will be billed directly by the town for sewer cost which will be used to pay for the cost of the project. John Viertel asked if the Board had a ballpark figure for the cost of the project. The Board does not have a figure as yet, but relayed that it has rejected a bid of \$362,000 because it felt it was too high. The Board suggested that once a final cost was gotten another meeting of the Association could be called. After a brief discussion, several members felt that the project needed to be completed and the interest rate on a loan looked very promising. So a motion was made to give the Board permission to negotiate the best deal possible for the building and funding of the project.

M: Joan Holcombe Approved- Unanimous

Duplex chimney exterior cladding cricket modifications have been completed within budget limits for units 7-1, 15-1, 15-2, 25-2, 27-2 and 29-2. Buildings 43, 45 and Unit 25-2 have had seepage and tar issues coming from their roofs over the winter. These issues are in the process of being addressed. Bob Edwards asked why the whole roof wasn't replaced on Bldg. 45 at one time. Because of costs, only the part that was leaking was replaced.

Updated By-Laws: Owners were given copies of the Updated By-Laws that have been approved and recorded by the Board. Owners are required to show proof that tenants have been given a copy of these at the same time that they notify Moseley Associates of names and phone numbers of tenants.

Rental Rule Update: Owners were reminded that as of January 1, 2017, they are no longer allowed to rent units for less than 90 days. Several owners spoke in favor of this change. John Viertl expressed concern that some owners might sublet a unit to circumvent this rule change.

Committee Reports: A special thank you to Ann Winter and Joan Holcombe for their work at planting flowers, Walter and Melissa Wyland and Bob Sletten for work done on walkways and Walter Wyland, Joan Holcombe and Jake Seegers for work done on the beach.

2018 Priorities:

1. Complete Sewer Pump Project
2. Continue replacing and repairing roofs
3. Seeking bids for grounds work
4. Tree trimming and removal of weak trees

Voting for Board Member

The floor was open for nominations. Bob Sletten nominated Sherrie Noyes, Melissa Wyland nominated Joan Holcombe. Joan declined the nomination. There were no further nominations. Motion to elect Sherrie Noyes to a three year term on the SCLA Board. Yes- 19 Abstain-1 (Sherrie Noyes)

Member Input:

1. Mastro Lane steps need painting.
2. Landing Road sign is missing and needs replacing

3. Light on mailboxes needs replacing
4. Defiant Electric continues to try to fix faulty underground wiring that controls the light on the Shaker Landing Condominiums sign.
5. Any leaks should be reported to Ray Sanford. Property Manager from Moseley Associates. Owners are responsible for the cost of skylights needing to be replaced. The Association will cover the cost of installation.

ADJOURNMENT The meeting was adjourned at 11:15AM.
M: Bob Sletten Approved- Unanimous