

Attending: Sandy Orr, Bob Chorney, Sherry Noyes and Ray Sanford, Mgr.

Agenda	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order by President- Bob Chorney at 5:36 pm at condo (13-1)		
Quorum:	3 of the 4 Board Members were present		
Minutes: 9/11/17	<p>The Minutes of the September 11, 2017 Regular Board Meeting were approved as distributed by Bev Sletten, previous Secretary.</p> <p>M. Sandy Approved 3-0</p>		
Forum	<p>The President- raised the question concerning unit 47-1 violations. The previous letter was sent by Management. The Board had asked management to follow-up and secure a police report. The Police responded to the formal request by saying, “the matter is still pending and no report is available.” The Board expressed concern about the various alleged violations including a) Police activity disrupting the neighborhood. b) Old Jeep parked at cul de sac above unit c) wash/dryer on back porch d) eviction of all occupants of the unit. Management was instructed to send a follow-up letter Registered mail return receipt requested. (subsequently sent via USPO registered and e-mail 10/19/17 included copy of current Rules)</p>		
Financial Report	<p>Ray reviewed the Operating Budget for the month September as well as for year to date. Our expenses are on target with the budget. Operating has approximately \$14, 200 net income over expenses. Capital expenses for loan expense and major maintenance is \$45,456 vs budget of \$33,300. Roofing is major expense in this category. Total cash position is \$173,608 in all categories. CD’s are ladder investments and rolled over as they mature after review by the Board. The signers have to go to the bank and re-invest them. The Board previously approved \$10,000 increments. #74 – Roll – over. Management and Board will investigate better returns.</p>		
	M: Sandy Approved 3-0	Board & Ray/Ruth	Next meeting

BUSINESS (Old)

CD Administration

The Board needs the change the signers on the Bank CD's. It was agreed that Rita Child and Beverly Sletten shall be removed as signers and Sherry Noyes, Bob Chorney, Walt Wyland and Jack "Pete" Moseley should be Made additional signers with Jordan "Sandy" Orr.

M. Bob Approved 3-0

Ceiling Work

Ray reported the "tar dripping" ceiling/insulation project at 43-3 is slated to begin work as soon as the tenants (Jim & Betsey) are ready. Work will be assisted by Jim Shibles with major work with Moseley or other help lined up by Moseley for the coming months as agreed with the tenants..

Sewer Hook-up

Ray & Bob attended the meeting at which Pathways Engineering with the Town of Enfield Manager and Public Works Director. Bids ranged from \$290k to \$441k. Conkey Construction of Enfield- Caanan was apparent low bidder ~\$290,000. Notice to proceed will be given once all documents are presented, reviewed and approved. This notice is expected at the end of October provided all the paper work is in.

M: Sandy Approved 3-0

Ray & Sandy Monitoring

Rules and Regulations

Management is continuing to collect the acknowledgement of the updated Rules and Regulations distributed at the 8/26/17 Annual meeting and subsequently mailed to owners not attending the meeting.

Ray Continuing

Bids for Grounds & Snow

Ray reported on the Grounds and Snow removal bids. The bids were received on September 20. Ray e-mail results to the Board and secured a consensus to retain the services of Thomas Hersey of Enfield/Caanan. Final fixed fee price for the two year contract is \$37,500/yr plus any options the Board approves from time to time based on the fees quoted in the contract for "extras". The contract is effective October 16, 2017 and the fee will be pro-rated for the first half of the month of October. TNT was given notice and agreed to the proration.

M. Sherry Approved 3-0

Ray Done

Future Board Member &

There is one vacancy on the Board for the coming year. Sandy suggested that owners should be contacted regarding the secretary opening on the Board.

Bob Continuing

Sign Light Update

Defiance Electric investigated Kingsbury Contracting dug up line and caused outage which is being handled by their electrician. Pathways has this on their "punch list". The temporary solar lights are providing a limited amount of lighting for the entrance sign. There is no light at the mail box. Management to continue to pressing the matter.

M. Sandy 3-0 Approved

Ray ASAP

BUSINESS (New)

Water Craft

The Board discussed ID's for the Boats on boat racks. It was agreed that, the NH orange owner ID stickers should be used. This will be implement with the mailing of the March/April '18, monthly fee invoices. Management will secure the ID stickers.

M. Bob Approved 3-0

Ray Feb '18

Motor Vehicles

It was suggested at the Annual Meeting that the Association issue stickers for the motor vehicles parked on the property to keep better track of vehicles associated with each unit. Management brought samples to the meeting. After discussion it was agreed that this is not needed immediately.

TABLED

Tree Trimming

Fox Tree Service was contacted to inspect trees this Fall. Bob & Ray did a walkabout with Jon Fox. Fox provided a quote for several trees needing hard pruning or removal. The Board approved removal of the "Old Oak" with 5-cables behind building 27, this is deteriorated to the point is needs to be removed. Fox Arborist highly recommended this as a dangerous emergency condition. The tree overhang unit 35 was also noted as a

danger. The tree at unit 33 also is all questionable, the owners will be contacted for their input. The Board approved \$13,400 from the 2017 & '18 budgets. The President will write an e-mail to the respective owners.

M. Bob Approved 3-0

Ray ASAP

AJOURNED

7 :15 pm M: Sandy Approved 3-0

NEXT BOARD MTG

Monday, November 20, 2017 at 5:30 pm Unit 13-1



Ray Stanford
Acting -SLCA Secretary