

Shaker Landing Condominium Association

Executive Board Minutes

10/15/2018

Call to Order

535pm @ #13-1 Bob Chorney

Attendance

Board: Bob Chorney, President

Walt Wyland, Treasurer

Sherry Noyes

Joan Holcombe

Bob Sletten, Acting Secretary

TPW Management: Steve Perry

Resident: Bob Civiak

Absent: Mary Bakker, Board Member, Secretary

Open Forum

Bob Civiak - Possibility of Electric Car Charging Stations at some point in the future?
Residents contemplating purchase of an electric car might weigh the existence of a charging station in their decision. Steve Perry offered that it would be doable but sense of the board is that it should be deferred to sometime in the future. Also not necessarily a Community charging station, but connected to one unit (metering/ billing to the person using it.) Possible issues since we have no formal "Reserved" resident parking, having a charging station may change that.

Treasurer's Report

- Treasurer Walt Wyland asked TPW Manager Steve Perry for timely monthly updates (in time for the monthly board meeting) and also a reporting format that shows 12 months chart of expenditures as we were receiving from Moseley. Steve said he would discuss both items with TPW budget people.

-Detailed discussion of each budget category, with expenditures to date against budgeted amounts for each category followed. Walt was particularly concerned with categories showing large negative variances from budgeted amount including Dock Repair, Plowing, Roads, Snow Removal, Repairs and Maintenance, Raking, Electricity, and Miscellaneous.

-It was proposed that all expenses related to docks be billed to dock users. When docks are pulled from water, reconcile budget vs actual expenses and bill difference to dock renters.

-Some overages such as snow removal, plowing, raking due to abnormally snowy winter are beyond SLCA control. Others, particularly Repairs and Maintenance will have to be better managed to stay within budget with noncritical repairs deferred or scheduled with other regular maintenance such as painting.

-Walt felt that we will probably have to pull about 14K from short term capital reserve to cover operating budget deficit.

Roof Discussion

General consensus of Board is that quote from Trumbull-Nelson is too expensive (~ \$155K per triplex.)

We will be unable to repair triplex roofs this calendar year.

Motion was made and passed to put tarps (brown if possible) back on buildings 43 and 45 for the winter. Motion Bob Sletten, seconded Bob Chorney, all present voted in favor.

Steve will put out a Request for Proposal for roof work to start in Summer 2019. Responses will be due by 31 Dec 2018. Both HP and Overbuilt have indicated that triplex roofs could be fixed for less than 70 to 75K. Steve's RFP will go to all roofing repair companies in the area and will be based on specs developed during the Building 35 repair.

Board expressed thanks to Mary Bakker for calling attention to Overbuilt.

The finances of roof repairs were discussed including having sufficient reserves on hand to qualify for loans.

Remaining agenda items deferred to next Board meeting.

Meeting adjourned at 8:10 pm

Submitted by Bob Sletten 24 Oct 2018