



SLCA Board Meeting Minutes

Monday December 17, 2018 5:30 PM @ #37-1 (home of Joan Holcombe)

Call to Order: 5:40pm

Attendance Board

- ✓ Bob Chorney President
- ✓ Walt Wyland, Treasurer (phone)
- ✓ Sherry Noyes
- ✓ Bob Sletten
- ✓ Joan Holcombe
- ✓ Steve Perry, Manager TPW

Residents: Jim Shibles/Betsey Child - 43-3

Open Forum: (15 minutes for Owners to present any comments or concerns.)

- Jim and Betsey reviewed the recent round of dripping and staining in their unit. Photos and a timeline were provided. Jim reviewed the various roof repairs that he has observed over the last decade. General conclusion was that repairs to 35-3 have worked, recent work in 43-3 may have exacerbated the recent round of dripping and staining (not occurring in other units) and that a fix will have to await roof replacement in the spring.

Minutes: Nov minutes approved on motion by Sletten, second by Chorney, unanimous vote.

Treasurer's Report:

TPW: Financial Statement:

Steve reported \$26,846 operating fund balance as of today.

Total balance of \$167,325 for everything.

Roof reserve is on track with 32K and 3200 per month for Oct, Nov, and Dec.

So far no major complaints about roof assessment.

It was mentioned that 27-2 is on the market. Chorney moved and Holcombe seconded a motion to inform the rest of the board and put in meeting minutes whenever anyone hears of a SLCA unit for sale. In addition to 27-2, 29-2 is also for sale.

Payment of \$8,300 for repairs to units 37-1 and 7-2. This was unbudgeted and will come out of capital reserve. Capital expenditures are expected to be 12K over budget for a total of \$20,304 over. Expect to pull 10K out of capital to cover operating budget shortfall.

A discussion of roof funding was begun including the possibility of polling Association membership on funding options. At Steve's suggestion it was decided to postpone discussion until bids have been received and then have a Board work session to review bids and discuss funding. Bids are due 31 Dec.

Business and Projects:

Lakeview / Enfield sewer: Repaving is still 30' short. Leave as open item for now.

SLCA Pump Station: Steve to get Operating Manual from Durell (Pathways) then fix dialer. Conkey has repaired gate. No "unflushables" noted during last inspection.

Grounds and Maintenance: TPW crew on call for issues related to snow removal and problems caused by roof raking. Outside lighting issues have been addressed - satisfactory for now. Repairs to units 7 and 37 completed.

Repairs:

- **29-1 Drywall/Skylight** - Postponed - no funding now but keep at head of list.
- **27-1 Interior Paint** - Painter to contact owner this week.
- **33-1 Shed** - Chorney moved to deny request, Sletten seconded. Discussion revolved around adhering to Board Rules and Regulations and risk of setting a precedent for future requests. Motion passed.
- **#13-1 Skylight Leak @ kitchen**, leaking has recurred past (3) winters. Schedule repairs. Remain on list.
- **#13-2 Skylight Leak and 6" hole in the ceiling drywall:** (Reported September 2018) Remain on repair list until funds become available.
- **Roof (2) Duplex condos > Reroof 2 every year:** Bids due at end of month followed by work session for funding and schedule.

Boat Docks 2018: To be billed in January accompanied by a letter from TPW.

Trees and Shrubs: Discussion deferred until next Board meeting.

FUTURE Business: New Years's Day Social 1-4pm at Fire Pit. Announcement to all owners.
Board Working session to review roof bids and funding, Date TBA.
Board of Directors meeting date and place TBA.

Adjournment: 7:50

Respectfully Submitted, Bob Sletten