



SLCA Board Meeting Minutes

Monday January 21, 2019 5:30 PM @ #13-1 (home of Bob Chorney)

Call to Order: 5:40pm

Attendance Board

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

Residents: Bob Civiak, 37-1
Todd Vreeland, 25-2

Absent: Joan Holcombe

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

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

No issues. Discussion of new heating system installed by Todd Vreeland.

Treasurer's Report:

TPW: Financial Statement:

With December Financial Statement, closeout for 2018 showed \$25,039.35 over budget. Main areas over budget were the mowing contract, snow removal, repairs/maintenance and painting. Much of the repair and maintenance overage was due to extensive rot repair.

Funds balances as of 31 Dec 2018 were \$168,598.40 in Capital Reserve, \$21,472.62 in Operating Account, Total Assets \$190,071.02.

Chorney moved to accept Treasurer's Report, Sletten seconded, motion passed unanimously.

Business and Projects:

Lakeview / Enfield sewer: Repaving is still 30' short. Bob Chorney will write a letter to Pathways on paving shortage and dialer instruction book (Operation Manual). Steve said once dialer instructions are received it should be a fairly straightforward matter to reprogram the dialer without the necessity of hiring a specialist.

SLCA Pump Station: See previous item.

Grounds and Maintenance: Tree near building 45 - Tim Collins reported one quote for removal received, another expected by the end of the week. Decision and notice to proceed at next Board meeting unless a heavy snowfall results in an immediate safety issue. Steve discussed snow removal with the contractor and there has been noticeable improvement in performance particularly with latest storm on 20 Jan. Also contractor now prioritizes snow sliding off tarped roofs on Buildings 43 and 45.

Repairs:

- **29-1 Drywall/Skylight** - Postponed - no funding now but keep at head of list.
- **27-1 Ice Dam and interior water damage** - Sherry Noyes pointed out that we have already been charged for this work even though it is not yet completed. Steve will make sure exterior work is completed when warm weather returns.
- **33-1 Shed** - Advised owner that shed would not be approved.
- **#13-1 Skylight Leak** - Remain on repair list.
- **#13-2 Skylight Leak and 6" hole in the ceiling drywall** - Remain on repair list.

Outside Lighting: All functioning but need to replace one broken fixture. Lighting for Shaker Landing sign on Route 4A is now powered by solar. Sign lighting will be revisited in spring to see if greater capacity solar is required or if broken underground electric line can be economically repaired or replaced.

Trees and Shrubs: Schedule general shrub and brush cutting in spring. Explore doing as much as possible with resident volunteers.

Communications: Minutes are being posted as they are approved. Goal to inform residents/owners of monthly board meetings and share agenda one week in advance.

General Information: The social on New Year's Day was held as scheduled and enjoyed by those who attended.

Roofing Discussion: Two bids have been received, one from Action Construction in West Topsham, VT and one from HP Roofing in White River Junction, VT. In Steve's opinion, both bids are responsive to the request, i.e., comparable for comparison purposes. Both are reputable companies who have been in business for several years. The sense of the board is that the bid from Action is more attractive from a price standpoint and accepting the bid would allow the Association to fund Building 43 and 45 this year. However the Board decided to seek additional information and make a decision at the next meeting in Feb. Specifically, Steve will contact both bidders to clarify a few points, Bob Chorney will locate diagrams of both triplex and duplex roofs to convey to the bidders, and Sherry Noyes will contact Hemlock Condo which recently completed a major reroofing project by Action to find out if they were pleased with the work.

Funding for roofs - The special assessment of one \$1,000 payment plus \$100 per month per unit is accumulating funds to finance the work but there was concern on the board that it would take several years at that rate of accumulation to finish all 13 roofs and some roofs may not last that long. There was general discussion on alternatives to accumulate required funds including additional assessments, one time payments of all funds needed, loans, etc. It was also noted that we have prime lakeside property and doing what is necessary to keep it up will pay dividends in maintaining value. Also it was pointed out that if these were individual homes, we would have to expect to pay 15 to 20 K every 15 to 20 years to replace roofs. Sherry Noyes volunteered to use numbers we received in bids to determine total cost to replace in today's dollars and a few options in how to raise the necessary funds including an aggressive schedule, a 3-4 year schedule, and a more drawn out schedule. Options and decisions including owner input will be discussed over the next month and at the Feb board meeting.

Other business: Bob Chorney suggested we need to update our Bylaws. He will look into obtaining the original Bylaws from the Grafton County Registrar of Deeds to see if we can convert it into a .pdf file to streamline updating.

Next meeting scheduled for 18 Feb 18, 5:30 PM at Sherry Noyes' house (27-1).

Adjournment: 7:40 PM

Respectfully Submitted, Bob Sletten