



SLCA Board Meeting Minutes

Monday April 15, 2019 5:30 PM @ #13-1 (home of Bob Chorney)
Call to Order: 5:45pm

Attendance Board

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

Residents: Todd Vreeland, 25-2

Absent: Joan Holcombe
Sherry Noyes

Minutes: March meeting minutes not available.

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

Todd Vreeland has some ideas for Association Work Day (set for Saturday May 4) and pursue with a suggested list previously put forward by Joan Holcombe.

Steve Perry located March meeting minutes. They will be circulated for review and approval at the May Board meeting.

Treasurer's Report:

TPW: Financial Statement:

The Association is over budget for the month ending March 31 by \$7,632. This is primarily attributed to extra spending on snow removal, roof raking, and ice control.

Discussion on grounds contract which includes snow removal and ends 1 Oct 19. Steve Perry suggested review and rework terms of contract. Consider a per storm price to be included in the next contract. It was also suggested that the tarps on buildings 43 and 45 may have contributed to the need for more diligent snow and ice control and that as we fix the roofs some of the conditions contributing to excess spending for snow removal will be fixed.

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

Business and Projects:

Discussion on Todd Vreeland joining the SLCA Board of Directors. Bylaws state the Board shall have five members with staggered terms so no action at the present time. All terms are for three years.

The current Board and term end dates are:

Bob Chorney	2019
Walt Wyland	2020
Sherry Noyes	2020
Joan Holcombe	2021
Bob Sletten	2021

TPW/Hersey Spring Cleanup - Waiting for ground to dry.

Roofs - Owner meeting on 6 April 2019 voted to proceed with work on buildings 43 and 45. Steve Perry said billing for approved roof assessment will go out in next few days. Next step is up to HP to submit contract documents for review and approval.

The 6 April owner meeting minutes will be sent to Board Members for review by Bob Chorney.

Building 43-3 ceiling repair to be done by Jellison for approximately \$8.4K. TPW and Jellison bids for the work were close. Jellison was selected to do the work. Steve Perry will tell Jellison to proceed. Work must be completed before roof work commences.

Pine tree removal near Building 45 - Walt Wyland is doing. Planning to complete during May 4 cleanup day.

Board noted the outstanding beach cleanup job done by Michelle Jones' (35-3) tenant, Jake and approved a gift card in appreciation.

Lakeview / Enfield sewer: Repaving is still 30' short. Bob Sletten to call Town Manager to determine if repaving is on town construction schedule and if so when it will be done.

SLCA Pump Station: Need paper copy of O&M Manual. TPW will address issue after roofing contracts are finalized.

Repairs:

- **37-1 Skylights** - HP will remove leaking skylights and apply expanding foam when doing the roofing work on buildings 43 and 45.
- **29-1 Drywall/Skylight** - Postponed - keep on list.
- **27-1 Ice Dam and interior water damage** - leave to owner to coordinate repainting by Devoid.
- **43-3 Plumbing Issues** - Steve Perry will check with TPW plumber on possible fixes but might be up to unit owner to address.
- **27-1 Threshold Rot** - TPW will fix but if pressure treated wood used won't be able to paint right away.
- **Building 47 Utility Room** - Water heater electrical boxes with no covers (unsafe). Todd Vreeland and Bob Chorney said they can fix. Need to purchase covers. Also check other utility rooms for unsafe conditions and rodent problems.
- **#13-1 Skylight Leak** - Remain on repair list.
- **#13-2 Skylight Leak and 6" hole in the ceiling drywall** - Remain on repair list.
- **Building 37** - Flower bed soil is nearly touching vertical siding, wet siding is rotting. Volunteers remove some soil so flower bed is about 4 inches below siding. (May 4 Work Day?)

Trees and Shrubs: Saplings growing through fence at #45, overgrown bushes against wood siding and fences. Address with volunteers during Spring Cleanup Day.

Volunteer and Social Activity: On Saturday April 13, Todd Vreeland and Bob Chorney disconnected all triplex heat tapes, cleaned leaves from triplex gutters and removed sticks and leaves from triplex roofs. Thanks to both for time and effort on behalf of all Association members.

Spring Cleanup and BBQ scheduled for Saturday May 4. Assignments leading up to Cleanup Day as follows: Todd Vreeland to finalize announcement and send to Steve Perry for distribution.

Walt Wyland wants to put boat docks in. Todd Vreeland suggested cleaning and repairing docks during Cleanup Day in preparation to staining and installing. Walt has power washer and BBQ grill for use that day. Joan Holcombe made a preliminary list of things to do during the volunteer Spring Cleanup Day. Bob Sletten to call Enfield Fire Department for 2019 Blanket Fire Permit.

Adjournment: 7:10 PM

Respectfully Submitted, Bob Sletten