



Shaker Landing Condominium Association

Annual Meeting

Saturday, September 28, 2019 at 9:00 AM

Location: Enfield Community Center, 9am

AGENDA

Call to order: Suggestion made to record meeting, one objection.

>Per Steve Perry: NH is an "all in" state with respect to recording, if anyone objects, the meeting cannot be recorded.

1. Confirm a quorum of owners is present: 19 present, 6 proxies

2. Welcome Owners: Bob Chorney, President

3. Introductions of owners and Board members

4. Approve minutes from Annual Meeting: August 2018 / Previously distributed Motion to forego reading of the minutes.

Motion to approve the minutes as written. Unanimous approval.

5. Financial Report: Walt Wyland : see report details

a. \$168,749 in operating budget to finish year

b. Small surplus for final 2019 projects as budgeted

6. Old Business

1. Projects completed

a. Complete 43 and 45 roof/insulation plus mold eradication (now being addressed)

b. Roofing Project:

1. Motion 1: Walt Wyland/ Nancy Rosenthal - \$4000 x5 years for 2 roofs per year.

Discussion: Mold concerns presented (how are we planning for mold issues?- approximately \$10,000 cost to cover present mold issues per building);

Motion Defeated after defeated Motion Amendment 2 defeated

2. Amendment to Motion 1: (Todd/Joan): \$4250x5 years for 5 years- 2 roofs per year, 2 payments per year. (Joan Holcombe/Sandy Orr):

Discussion: Michelle presented reduced plan costs; conversation about keeping Capital Fund above \$100 K. Limiting yearly assessment may or may not build in needed repairs and costs.

Motion Defeated: 12 YES

Motion 3: (Michelle Jones / Ilene Venizelos): \$3000x5 years- all roofs, 2 / year, 2 payments / year.

Discussion: Can we amend motion? We need to provide money in the Capital Reserve for unexpected needs.

Amended Motion: (Andre Bakker/Nancy) \$3750.00 x5- Motion defeated.

Amended Motion: (Andre / Sandy) : \$35000 : Discussion- no extra money, not cover roofs, 6 – motion defeated.

Amended Motion: (Sandy/Nancy) \$3750x5 years.- Discussion: support board, work, value of place, investments; arguments for less with use of CDs, painting funds, etc. Motion Defeated.

**Amended Motion (Maria Daily/Bob Chorney. \$3500x5 years, 2 buildings per year; 2 payments per year August and June
21 YES: PASSED.**

7. Election of Board of Directors

Directors	Elected	Term Ends	New Term
Bob Chorney President	2016	2019	2019-2022
Walt Wyland Treasurer	2016	2019	2019-2022
Joan Holcombe Secretary	2018	2021	
Nancy Rosenthal Member	2019 (appointed 3 months)	2020	2019-2020
Todd Vreeland Member	2018 (appointed 1 yr.)	2021	2019-2021
			Three-year terms, staggered.

Motion : to receive nominations from the floor for open positions on the Board of Directors. 4 candidates: 19 yes, carried

7. New Business / owner forum

- Michelle Jones: Suggests tracking system for condo projects/ maintenance, Board goal? Management company coordinate? Board/Management will make plan.
- Sandy Orr-: contact list for owners and renters. Manager, Steve Perry will send lists to owners, including renters following survey for any who do not want to be on the private list.
- Steve Perry: Management needs keys for each unit. Please let owners know if they have keys. Nancy Rosenthal will assume responsibility to follow up.

- Work weekend for SLCA- Oct. 13– Invite all owners and renters; lunch. Makings provided by association.
- 2020 Budget will be sent out by Dec. 15 to all owners.
- Sandy: Painting schedule for buildings: get on track. Sandy's building- strong need.
- Maria- put a long-term plan in place for 30 year maintenance/roofs- projected needs and funding plan. Board shall explore with Management.
- Post on website: plan for sequence for building painting, roofing, decks, other maintenance
- Concern for general appearances of our grounds.

8. Meeting Adjourned 11:31 am – Sandy/ unanimous

Respectfully Submitted, Joan Holcombe, Secretary