



## SLCA Board Meeting Minutes

**Monday Nov 18, 2019 5:30 PM @ #37-1 Joan Holcombe**

**Call to Order: Bob Chorney, Chair, at 5:43**

**Attendance:** Bob Chorney, Todd Vreeland, Joan Holcombe, Hunter Paye /Steve Perry (Evergreen), Nancy Rosenthal (phone) , Walt Wyland (phone)

**Motion:** to approve minutes of previous meeting: Todd/Chorney- approved. **Minutes will be posted on TownSq.**

**Open Forum:** Owners comments or concerns:

- a. David/ Ellen Hornig and Ellen York (47-2) closed sale on 47-1 Friday, November 13. They brought questions regarding Assoc. vs owner responsibilities: skylights (cover over 1, close ceiling up, replace 2); leaks /condensation in master bedroom; greenhouse- delete or replace; rot in mudroom; upstairs bath fan, walls, fixtures show signs of moisture.

**ACTION: Steve Perry will review inspector report and check out attic condition and leakage;**

- b. **Ilene Venizelos (by email)** has asked for clarification regarding payoff loan funds; Walt responded; \$139 of our monthly Association bill goes into Capital Improvements for roofs; Bar Harbor Bank – loan has been paid. Account needs to be closed.

**ACTION: Steve Perry will find out who is registered as Bar Harbor signers. Close account now that loan has been paid.**

**Finances / Treasurer's Report:**

- a. **2020 Budget Draft Review:** Discussed combining several line items (Outside Grounds and Roadways); reduced several items , accounting for owner work; reduced several items to prevent deficit spending. Steve P. will adjust as discussed for our review and email vote by Board.

**MOTION:** to revise Budget Draft, to vote online on by Thursday Nov. 21. Approved.

- b. **Monthly report-** not discussed fully, but currently in line with typical end-of-year spending.

**Evergreen reports:**

- a. **Driveway Maintenance:** project completed. Lighting fixes done

b. **Insurance review / requote:**

1. Goss-Logan – present policy holder
2. Essex Agency (Missy Luke) Quote rec'd Sept. – quote by mid January
3. Guaraldi (Kathy Galluzzo)- quote in hand
4. Nancy Rosenthal is seeking a quote also.

**ACTION: Steve will answer Nancy's questions needed for completed quote.**

## Old Business and maintenance projects:

**1. Google Sheets Project List has been created:** Projects history documentation- Nancy R. put together a Google sheet with many projects in process. Group needs to add to it and keep it current.

**2. 2019 Owner Meeting:** (Voted in a 5-year plan / 2 roofs per year / Assessment of \$3500 per year x 5 years, 50% Due March 1 50% due Aug 1) – Draft Minutes have been added to TownSq and emailed to all owners.

**ACTION: Minutes to be voted on at next Annual Meeting.**

**3. Building 43 and Building 45: INSULATING / ROOFING / NEW SKYLIGHTS:**

**Mold Remediation #45-3: about \$10,000 for Lab, Remediation, Finish work (DONE).**

**OPEN ITEM:** Matching color Metal mounting brackets for downspouts.

**(HP ROOFING: reminded 11/12)**

**4. Fall Dock Removal Day: Sat Oct 26 (DONE – Thanks to all of the volunteers!)**

### **5. Maintenance Contractor:**

Hersey contract expired end of October 2019, they did not provide any bid or offer to continue.

We signed on with Teddy's Lawncare & Landscaping Services LLC, (603) 381-1685

Winter application of Manufactured Sand (sifted / no silt).

**6. Site Lighting:** Walked the property with EVERGREEN Aug 1. **RAB WPLED5 Fixtures.**

New fixture and post @ top of stairs near #47 (**Done**)

Add a fixture by #7 (new post is there.) (**Done**)

Add lighting on path to #33-1 (**Done**)

Bob Chorney reprogramming the (2) timers Nov 12<sup>th</sup>.

**7. #43-2 Ilene Venizelos,** building drain problem> waste appeared in the same vanity sink again on Aug 9.

Evergreen tech able to help reroute? Run the vanity drain to the ejector pump, right below the bathroom, and cap the troublesome drainpipe in the cabinet.

a PLUMBER: (**This issue is ~ 6 months old and unacceptable!**)

**ACTION: Steve will search farther out for plumber.**

**8. Lakeview / Enfield sewer:** Odor near manhole, emailed Jim Taylor, Art Conkey, Rod Finley, Jeff Durell, Steve Perry. Seal the cover? Steve is checking with Jim Taylor. (DONE)

**9. #27-2 Mike Dailey:** Rotten threshold on the lower level doors. EVERGREEN> schedule repairs and coordinate with owner. Use Pressure Treated lumber wherever possible. (DONE)

**10. #13-2 (Evergreen)** wood rot @ basement window, revise lattice around the propane tanks.

Evergreen: SCHEDULE: **Week of Oct 28.** ???

**11. #45-1 Edwards:** siding is rotten along bottom edge. Pricing 22'6" and 16' repairs (EVERGREEN) (DONE)

**12. #33-1 Mary Reynolds:** EVERGREEN quoted \$1500 to construct a 2 sided fence/ second opinion. (Spring)

### 13. General Maintenance:

a. Clean out (leaves) and check all Propane Tank installations in the Association. (Todd V, Bob C.)  
Clean out gutters, clean roof and skylights of leaves, sticks in late November. (HP Roofing)

b. Fall maintenance: SLCA Pump Station: Generator oil change, refill propane tank, test the dialer.

c. **Kayak Racks: ~ 38 spaces.**

**ACTION: Todd and Joan will find spaces for all boats on ground and move unclaimed boats to dumpster area for claiming or disposal.**

d. **#7-2:** Kitchen Skylights replaced, interior finish work was never done. Inspect / Schedule: Restoreaze? (BC reminded HP Roofing / Restoreaze 10/22, again Nov 12.)-

e. Grading and gravel work near #25 # 27 #29, (contractor Mike Walsh) **(DONE)**

d. **#33-3** - Sandy Orr reports skylight leak in sunroom. HP Roofing has checked it. BEST: REPLACE SKYLIGHT and roof that one section. Alternative: patch for the winter.

**ACTION: Bob Chorney to check with HP for recommendation of patching or tarp until full roof work.**

e. **#47-1 Skylight unit / ceiling damage / wall damage ;** Missing / broken deck board (length: 16' 2") Pressure treatment. (see earlier notes.)

**ACTION: Evergreen will replace board on deck.**

#### TABELED items- To schedule for future:

1. **#29-1 Howland: (original request May 10, 2018)** Repair Drywall Cracks by the fireplace. Install new Kitchen Skylights. Remove and roof over a damaged skylight: We delayed this in November 2018, keep on the "pending" list.
2. **#13-1 Skylight Leak @ kitchen**, leaking has recurred past (3) winters. Siding > rotten board near front stairs.
3. **Tree Cutting by Andre Bakker near #33 (willing to sponsor the work.)** Which trees? Should a couple remain for appearance?
4. **MAILBOX KIOSK: Hard-scaping**, Paving, Brick, Stone, OR Packed surface like Bradford Lane? Shaker Museum (Barn) recommends working with **STEVE PATTEN #252-7104 on roadways.** Perhaps discuss with Mike Walsh too.
5. **Parking: Very little parking near #15, walkway is a long muddy alley.**  
> Need 4 or 5 parking spots, then abandon that walkway. Tree and stump removal / grading / surfacing.  
Quote:
6. **TRIPLEX UTILITY ROOMS:** Electrical Safety? Missing elec. covers etc. General clean out.

**Next meeting agenda items: Dec. 16 at 5:30.**

- a. **Building painting schedule**
- b. **Board plan to review archival files**
- c. **Additional items to schedule and plan**
- d. **Next year roof plan**
- e. **Look at Google Projects sheet**

**Adjournment: 7:45pm**

**Respectfully Submitted, Joan Holcombe, Secretary**