



## SLCA Board Meeting Minutes

Monday March 16, 2020 5:30 PM @ #37-1 Holcombe

**Call to Order:** 5:30 pm.

**Attendance:**

Present: Bob Chorney, Joan Holcombe

Phone: Steve Perry/ Hunter Paye (Evergreen), Walt Wyland, Nancy Rosenthal

Absent: Todd Vreeland

**Minutes:** Tabled: Need quorum for vote; next meeting agenda

**Open Forum:** Owners comments or concerns: None present or brought forward.

**Action Steps: Progress:**

1. Carpenter Ants: Hunter will check up on resolution.
2. Google Docs: No other tracking systems without purchase; Nancy will drop projects in to Google Docs, to include all items for 2019 and 2020.
3. 2020 Spring Work Day: postponed until COVID-19 Virus abates and requirements relaxed.

**Finances:**

A. Treasurer's Report / Evergreen SLCA financial reports:

1. Aging Report: reviewed. 16 owners with outstanding fees; may not be processed yet by Evergreen. Report will be reviewed next meeting. Steve of Evergreen will do gentle reminders to owners.
2. Invoices for sand and salt. Labor included in Teddy's contract.
3. Closed account with Bar Harbor Bank; \$1000 remaining funds deposited in operating account.

**B. Insurance:** Our insurance policy renewed with Goss Logan in March. No change: when it came time to "open" a new policy, Nationwide realized Enfield has a volunteer fire department, and as a result. their rate ended up close to what we are paying already.

ACTION: Steve Perry will send out reminder of renewal of Insurance and payment for Roof Assessments.
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**Projects:**

**A. INSULATING / ROOFING / NEW SKYLIGHTS: 5-year plan 2020-2024, 2 roofs per year / Assessment \$3500 per year x 5 years, 50% Due March 1 50% due Aug**

1. HP Roofing has provided a quote / **contract for 2020 for buildings 37 and 47.** They held the pricing from 2019.
2. . Skylight selection: in process, info emailed to owners of the (6) units Friday March 6. Roofing work could start in late April.

ACTION: Walt W. will send Bob 37-3 choice for fixed skylights.
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**ACTION:** Walt W. will follow up with Ann Winter and Mike Hoar (47-3) on Velux choices.

## **B. . Building 43 and Building 45: condensation following new insulation and roofing**

Dec. 2019: Several skylight showing condensation and dripping (#43-3, #43-1)  
Trim installation too close to the glass (Dec 30, 2019, HP has removed some trim.)  
Velux field service consult with Nick Belland, Jeff Acker, and Bob Chorney March 5.  
Velux concluded that skylight install, roof flashing and interior air sealing are being done properly, and trim is "fine" but not perfect fit which is often the case with replacements.  
We checked the skylights at #35 also, for comparison. That building has not had any issues.

HP Roofing also removed shingles and plywood approx. 12' above a skylight on #43, in a spot where a skylight was deleted and roofed over. They discovered some frost and moisture under the plywood. They solved this with additional sealant inside the roof cavity on some "doubled up" joists where the spray foam had not completely sealed it. This frost / moisture is presumed to be what caused dripping in #43-3.

## **2. Maintenance:**

A. Teddy's Lawncare: no issues with maintenance service.

B. Unit 15: the walkway and one lane drive to #15 Mastro are too muddy to use.  
Needs redesign / grading to create parking spots for # 15.  
Bob has asked Trevor Edson if this is a project they are interested in doing with SLCA.

**Trevor Edson, Teddy's Lawncare & Landscaping Services LLC, (603) 381-1685**

## **C. SLCA Pump Station:**

Evergreen checks monthly; change check to every other month and work to quarterly by Evergreen.  
Generator annual service planned for approx. June (once the vehicle access path has dried out.)  
Powers Generator Co. will do the work, cost is \$250.

## **D. Unit 47-1:**

- 1. Skylight units (past issue):** 2 skylights in poor condition: Owners want to replace ASAP ; Will be done in conjunction with summer 2020 roofing.
- 2. Missing / broken deck board** (length: 16' 2") and **front door storage closets** : Daniel Poljacik
- 3. Entryway: flashing / siding / drainage concerns-** Demolition by owner, and the Association will replace with peak roof construction including repairing siding at that entry to match other Unit 1 construction.

**ACTION:** Bob C. will ask HP Roofing whether this debris can go in roof dumpster this summer.

**E. Project History / Google :** Working List of open issues, with the completed projects noted and stored in chronological history.

**ACTION:** Nancy R. has agreed to maintain list when given projects , start dates, and completion dates .

**Walt will send Nancy projects on an excel sheet for Google Docs.**

**F. Kayak Racks: ~ 38 spaces.** Approx. 6 or 8 hulls not identified, some still on the lawn. Carefully weed out unused / abandoned boat and alert all owners and tenants.

**ACTION:** Todd and Joan will take pictures and send to Steve to post for claiming BY OWNERS by July 4. (Mail, TownSq, notices).

**G. Unit #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.

**ACTION:** Evergreen will fix drywall cracks. Skylights will be done with new roof in coming years.

**H. Unit #33-1 Mary Reynolds** EVERGREEN quoted \$1500 to construct a 2 sided fence (BC > Photo to STEVE July 8, showed it to him Aug 1). Owner is going to pursue another quote for this, work on it in 2020. (Use Gray Plastic lattice for the top, low maintenance.)

**I. Unit #13-1 Skylight Leak in kitchen:** some leaking has recurred past (3) winters: Rotted board near front stairs, damaged clapboard.

**ACTION:** Evergreen will fix rotted board.

**J. Tree Cutting requested by Andre Bakker near #33 (willing to sponsor the work).** Discussion: Should some trees remain for appearance? Some members were strongly in favor of saving a few. To be discussed with owner.

**K. Mail Kiosk: Choices for surfacing: Hardscaping** Paving? Brick? Stone? Packed surface like Bradford Lane? Shaker Museum (Barn) recommends working with **STEVE PATTEN #252-7104 on roadways.**

**ACTION:** Steve to discuss with Trevor of Teddy's Lawn Care, he does landscape design.

**L. TRIPLEX UTILITY ROOMS:** Electrical Safety? Missing elec. covers etc. General clean out.

Schedule for a volunteer weekend (April or May) To be determined next meeting

### **NEW BUSINESS:**

**A. PAINTING FOR 2020 PLAN:** Units 33 and 11; Board wishes to do a third unit plus decks with last year painting funds set aside and not used; Begin mid- may.

**ACTION:** Steve will check with painter regarding availability for additional work.

**B. Landscaping Committee:** Joan Holcombe, requests a budget of \$118 for grass seed (\$15), daylily mix (\$68.50 plus shipping), and summer flowers for the planters(\$25) at mailbox and lower parking lot. **Modest funds have been set aside.**

Next Meeting: April 20,2020

**Adjournment: 6:33pm**

**Respectfully Submitted, Joan Holcombe**