



SLCA Board Meeting MINUTES

Monday June 15, 2020

Teleconference (Covid 19 precautions)

Call: 1.425.436.6306

PIN# 672795

Attendance : B. Chorney, Todd Vreeland, Walt Wyland, Nancy Rosenthal (phone), Joan Holcombe, Evergreen Managers: Steve Perry, Hunter Haye,

Meeting Open: 5:35pm

May Minutes: Motion to approve: **Approved unanimously.**

Open Forum: Owners comments or concerns:

1. Todd Vreeland # 25-2 patio: What is needed to change bylaws?

Bylaw changes are by owner vote, and need 75% in favor to pass.

Once the concepts are discussed and defined, the legal wording needs to be drawn up by a lawyer. Likely to be an Amendment 8 which would replace Amendment 7.

Todd is collecting ideas for allowing larger patios or decks, as approved by the board, built and maintained by unit owners, and built from similar materials to maintain some consistency through the association.

Triplex and Duplex sites have differences which present difficulties in writing rules that work everywhere.

ACTION: develop amendment language for deck options, to delineate between Triplexes and Duplexes, for bylaws amendment (#8) with input from Owners by the July board meeting, then to pass on to the lawyers for Annual Meeting.

Andre Bakker #33-2: #33-2 AC (Mini Split) installation request:

After many emails, we decided to put it on the agenda for the June board meeting.

2 other Condos here already have Mini Split systems. They perform well and have caused no concerns.

Andre Bakker provided photo representations of the outdoor unit, and where outdoor piping will go.

- See if there are any specific remaining concerns, and if not, put this to a vote.

- If we say OK to this mini split system, are we basically saying OK to similar future requests from other condo owners?

Motion: Todd V. made motion to approve, with potential fence to enclose for aesthetics upon observation within 90 days. (Approved: 3/Abstained 2)

#33-2 Bakkers have an RV parked in the visitor lot. They asked whether the association rules accommodate RV Parking during the summer. This leads to discussion of condo rules, and the allowed number of vehicles per unit which is (2). #15 Rules say Campers and Trailers allow in

Visiting Lot, until further notice. The Board will review rules for clarification. Meanwhile, the Bakkers have been given permission to park as is until it is resolved.

#33-2 Bakkers have received the board OK to move some blueberry bushes and yews, then plant a row of evergreens along the pump station fence. They agree to have new plants about 24" from the fence to facilitate fence painting, have weed barrier fabric and mulch installed. This project is at their expense.

#33-2 Bakkers want the association to go ahead and paint their deck with the rest of their work on building #33. They will not be rebuilding or expanding the deck this year.

Finances / Treasurer's Report:

Evergreen SLCA financial reports: reported fund balance as posted.

Walt Wyland has recommend returning to a former SLCA board practice of moving "excess" funds from the SHORT TERM ACCOUNT to LONG TERM ACCOUNT.

<p>ACTION: Walt will monitor the finances, and at his discretion, he will make specific written recommendations by email to Evergreen Accounting when he wants funds moved from the SHORT TERM ACCOUNT to LONG TERM ACCOUNT. Motion: To approve Financial Report.</p>
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Financial Report accepted.

PROJECTS:

INSULATING / ROOFING / NEW SKYLIGHTS: 5-year plan 2020-2024 ; 2 roofs per year, Assessment \$3500 per year x 5 years, 50%

Question from Walt- can we do 3 roofs in one year, if some people pay upfront?

Special Assessment Fees Due March 1, 50% due Aug 1. Todd and Walt will draft letter for asking people who are able to pay more toward roof work, with potential speeding up roof work.

37: Roof work started Week of May 11. Foam Insulation in place Friday May 22. June 10, ~ 75% done with shingling. Chimney crickets and flashing yet to be addressed. Skylight interior trim yet to be addressed.

Serious issues with HP Roofing starting Monday June 8. The crew chief behavior and language reached a breaking point, and Joan alerted me that things could not continue as is. We raised many concerns to Jeff Acker and George Chris. After discussion June 10 (Bob Chorney Joan Holcombe George Chris), we concluded it made no sense to have Joel working on our project any longer. HP has assigned another crew chief for the remainder of the year.

#47: Roof Deposit paid, Materials delivered June 10, demolition work starting June 12. Foam Insulation scheduled for Weds June 17.

Fox Tree provided a quote (\$900) to remove one leaning tree SW corner of #47.

<p>ACTION: Walt / Todd / Bob will look it over and decide if this is potential DIY project, or if we should hire FOX.</p>
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#33-3 Sunroom roof / Skylight Leaks: Reroof, insulate, and install new skylight. HP Stripped the sunroom roof ~ June 4. Orr's will be billed for skylight and foam insulation. Association pays for the roofing, \$3500. To be done June 17.
- SEE other #33 issues under PAINTING.

27-1 Roof Leak and possible mold concerns:

ACTION: Evergreen has been asked to inspect the unit.
Roof patching was done in 2019. Need specifics on where the issues are now. Unit owner asked that inspection be postponed until week of June 15 or later due to Covid 19 isolation.

#29-2 Roof / Skylight Leak, Ceiling damage: (original request May 10, 2018)

June 10, Bob Chorney and Cheryl Brush (realtor) checked the unit to assess the problems.
-Repair Drywall Cracks by the fireplace. -Install (2) new Kitchen Skylights.
-Delete and roof over a damaged skylight (north facing roof) which has an active leak dripping on the floor during rain. Brown streak from skylight all the way down the ceiling, cracked drywall around skylight.
Unit is going on the market, owner wants to get things addressed.

ACTION – Bob Chorney obtain quotes for the work, schedule the work this summer.

PAINTING

#11 Mastro Lane: Devoid has completed the paint work on this building.
** Photos of some "tired dry cracked" clapboards up near the chimney: they have painted them but advise "they don't have much life left."
We had Dan Poljacik take care of all of the other rot repairs.

#33: Painting has started. **Several issues at #33:**
Sagging fence post / rotted chimney chase/ rotted lattice and siding @ propane tanks.

ACTIONS:

Chimney chase is no longer needed (since they now have a propane heater.)
Association will remove the chimney chase and existing chimney. (Dan P)
Sandy will have his stove company put in a sidewall vent afterwards (at his expense).
Propane company will move the tanks a few feet to the right, out from under the roof and away from siding.
Association will repair siding rot where the tanks were. (Dan P)
New portable lattice will be built (Dan P), not attached to the fence or building (billable to Sandy Orr.)

Since Sandy Orr #33-3 has a composite deck (no painting needed) DeVoids will paint the northwest deck (closest to parking) on #37-1 Holcombe's unit, at no extra charge.

Additional Deck /Stairway Painting and repairs: IN PROCESS

Combination of some volunteer work and some contractor (painter) work. #47 initial stain coat "bad color match". One deck on #45 is pressure washed. Ready for painting. (2) sets of stairs from Parking down to Triplex have been painted (Ilene Venizelos and Jim Rasmussen) These Look GREAT, thank you!

ACTION: Volunteer SLCA residents are going to re-coat with #1600 Timber Wolf.

Maintenance:

#37, lower edges where the siding is rotten and needs work- we will install Azek composite horizontal skirt board and flashing.

2 quotes being generated for this work.

\$35 per foot from one contractor (Butch)

\$35 per hour plus materials from Dan P.

ACTION:

#45-1 Critter control: reported hearing animals in the roof (March).

Estate Wildlife Control discovered squirrels March 26. They were excluded using one -way doors, vent screen repairs in several places where they found chewed holes.

\$800.- with a one-year guarantee against them returning.

May 12: still some activity.

June 10: Seems to be solved- no trouble in past week or two. DONE.

NOTE: when roofing #37 and #47, HP Roofing is using ¼" hardware cloth screening to seal up all of the vents and prevent this.

2020 Dock Staining, Spring Dock Installation:

SLCA Volunteer dock installation Saturday May 16: (3) boat docks and the swim dock were installed.

SLCA Volunteers completed the last (2) boat docks install on Saturday May 23.

One dock was moved from the steep bank / squishy clay area, up toward the stream.

Signs have been ordered, will be installed by the beach and picnic tables, to remind owners and guests about COVID, and that use of these amenities is at their own risk.

ACTION: need to update diagram and boat dock rental assignments to show new arrangement.

Kayak Racks: ~ 38 spaces. Volunteers carefully weeded out any unused / abandoned boats. Todd and Joan moved unidentified boats to Pumping Station area, and right now there is just one left ! there.

ACTION: Evergreen to email post to Town SQ pictures again to owners/renters via E mail for last call claims. Boat will be moved to Dumpster area. (Todd / Joan)
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SLCA Pump Station: Powers Generator Co.: Generator annual service Thursday, June 11th. Done. Rodent damage to some wiring repaired. They recommend further screening be installed.

A new battery went in, they recommend every 3 years.

#47-1 Entryway: flashing / siding / drainage concerns-

ACTION:

On June 15 - OWNER (Dave Hornig) will have Jim Shibles remove the existing structure, it is OK to put this debris in the roofing dumpster. OWNER (Dave Hornig) has lined up Jim Shibles to repair siding, and install a peaked roof at entry, similar to those on #33. (billed to Association).

SLCA OUTDOOR LIGHTING:

Landing Road: badly rotted light post. Evergreen quote new pressure treated post, new LED downlight fixture RAB # WPLED5. \$350.- Evergreen started work on this Week of May 10 but could not get back and complete it. Association had (2) more also in bad shape – Bob emailed Evergreen but no reply.

June 9: Bob Chorney contacted Bob Crino (electrician); Bob Crino checked things over and said he can do this work, and provided W9 and Insurance info. Bob informed Evergreen that Bob Crino will be taking over these (3) lighting repairs. \$ 1000 (approximate.)

#33-1 Mary Reynolds Propane Tanks: New fence is constructed, looks great.
Volunteer paint job June 13. DONE

Mail Kiosk: Mail Kiosk should be re-shingled, and needs some carpentry maintenance. Hardscaping 10' x 10' ? Quote of \$4900 from Jeff Blake of Old Yankee Stone Works (April 6) with Granite border, and masonry pavers inside. Quote from Teddy's: slightly higher at \$6400.00
Board agreed too expensive for task at this time.

ACTION: PUT ON “Parking Lot” Wish List for future consideration .

TRIPLEX UTILITY ROOMS: Request by board: one owner from each Triplex take this on, ask owners to check and claim (Label) what’s in there.
Then clean these spaces out and dispose of debris.
Check and address any Safety or Maintenance Concerns, such as missing electrical covers, rodent activity, lighting, etc.
Most of the thresholds and door frames to these utility rooms show rot and need repairs.

Organize Utility Room cleanout –TEAMS for each Triplex:

- 33
- 35
- 37 Walt/Joan
- 43
- 45 Joanne Rasmussen
- 47

SLCA History / Log of Projects- Nancy suggested we document by building, as per Annual Meeting discussion of owners- Walt has compiled list of projects and sent to board.

ACTION: Walt has sent out list again to Board-

PROPOSAL: Google Calendar SHAKER LANDING which anyone on the board can edit. Will become a living document, anything we can note in there gets captured.

ACTION: Bob will share SHAKER LANDING GOOGLE CALENDAR for all Shaker Landing activities and project planning.

LOAM: trailer load ordered from Teddy's Lawn Care for grounds work by #37 and filling dips in the lawn. DELIVERY DATE: (Evergreen / Teddy's / Walt to coordinate.)

¾" GRAVEL: trailer load ordered from Teddy's Lawn Care for walkways near #35, #33, and #37. DELIVERY DATE: (Evergreen / Teddy's / Walt to coordinate.)

Adjournment: 7:23PM.

Respectfully Submitted, Joan Holcombe

Post-Meeting Discussion and Vote: by email:

Hunter Paye

Wed, Jun 10, 2:02 PM (6 days ago) to Bob, Walter, Todd, me, Nancy, Steve

To the Board,

Here is a RFA from Robert Chysna/ Unit #1; as he states: He is in the process of selling his condo and failed his Radon test, and so is requesting approval to put in the Radon Mitigation System. I did tell him there was a board meeting on Monday that he could attend if this was not wrapped up by then, but he told me his hearing is very bad so said he would only try that if deemed necessary. I open his situation to your discussion, and the only other question he had was *'Is he the first to run into radon trouble?'* I may be out of the loop on SLCA's history of any Radon findings, but if this is news to the board then it may seem like a notice worth sending out. His closing date is coming right up (please see all details on the RFA),

Thank you,

Hunter Paye **Community Manager**

Bob Chorney to Hunter, Walter, Todd, me, Nancy, Steve

Jun 10, 2020, 2:49 PM (6 days ago)

Hi Hunter,

Unit # 11-2 Mastro Lane has a radon mitigation system, vertical vent pipe on the corner of the unit, running up to the roof line.

I recommend we APPROVE this project, just as long as they agree to paint the exterior piping to match the unit. We need (2) more Board to say OK.

Our paint colors are
1600 Timber Wolf and
1608 Ashland Slate
Bob

Vote by Email: Yes: Todd, Walt, Joan Absentia : Nancy, Bob Approval Carries.
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