



## SLCA Board Meeting MINUTES

Monday July 20, 2020

Zoom Teleconference (Covid-19 precautions)

Call: 1.425.436.6306

PIN# \_672795\_

Open Meeting: 5:35pm

Attendance: Board: B. Chorney, T. Vreeland, W. Wyland, N. Rosenthal, J. Holcombe;

Evergreen: Hunter Paye,

Andre Bakker (Owner)

June Minutes: motion to approve as amended: Moved, seconded, approved.

Open Forum: Owners comments or concerns: None

**Andre Bakker #33-2:**

a. #33-2 AC (Mini Split) installation request: Proposed plan was approved at June meeting. Installation does not match final proposal – 4 exterior piping runs instead of 2. The compressor unit is also perched up on a stand.

**ACTION:** Board will discuss how to address unapproved changes.

b. #33-2 Bakkers has board approval to move some blueberry bushes and yews, then plant a row of evergreens along the pump station fence. The new plants will be located about 24” from the fence to facilitate fence painting, and have weed barrier fabric and mulch installed. This project is at the Bakker's expense. Bob Chorney alerted Andre Bakker about underground electric conduits and underground Propane line running in to the station: either install new plants by hand, or get contractor to mark the lines if any power excavators or augers will be used! B. Chorney will meet on July 21 at 5pm with Fox Tree Service, and follow up with Contractor Bemis Utility Location, New London.

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

Todd is collecting input re. allowing larger patios or decks for Duplexes; expansion was approved by the board previously up to 18 feet, built and maintained by unit owners, with similar materials to maintain some consistency throughout the association.

Triplex and Duplex sites have differences in spaces around buildings and overhangs. There is difficulty in writing rules that work for all buildings. Bylaw changes need 75% of owners to vote in favor of proposed plan to pass. Final rules and amendments need to be drawn up by a lawyer. Todd is looking to be an Amendment 8 which would replace Amendment 7, allowing different sized options for duplexes.

**ACTION:** Todd will gather input from owners regarding his proposed bylaws change, with potential vote at Annual Meeting.

**Finances / Treasurer's Report:** An error was found in Hunter's 'Financials Overview' regarding the 'Reserves Amount', then the accurate numbers were discussed.

## **PROJECTS:**

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

**# 37:** Roof work started Week of May 11.  
Foam Insulation in place Friday May 22.  
Roofing complete ~July 8.  
Skylight interior trim yet to be addressed.  
**1 leak in #37-1 Monday June 29..** Problem with a roof boot on a vent pipe. **(Fixed.)**

**#47:** Materials delivered June 10, demolition work starting June 12.  
Foam Insulation Weds June 17.  
Substantially complete July 10.  
#47-3 Vaulted Ceiling drywall damage, spray foam got in through that and damaged carpet / interior trim:  
will all be taken care of by HP Roofing.  
#47-1 exterior entryway demolished, siding repaired, new entryway roof installed.

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

**FINAL INSPECTION #37, #47, and #33 Sunroom by Roger Louiselle:**  
Date TBD, likely week of July 27.

**1. #33-3 Roof / Skylight Leaks** New Roof, New Skylight, and foam insulation installed.  
Still needs interior trim around Skylight.  
Orr's will be billed for skylight and foam insulation.  
Association pays for the roofing, \$3500.  
- *SEE other #33 issues under PAINTING.*

**2. # 27-1 Roof Leak** and possible mold concerns:  
**ACTION:** Evergreen has been asked to inspect the unit.  
Roof patching was done in 2019.  
Worst issue is dark brown streak on the door /window unit facing the driveway.

**3. #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.

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| <b>ACTION</b> – Bob Chorney will obtain quotes for the work, schedule the work this year or next. |
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**#29-1 Roof / Skylight Leak, Ceiling damage:**  
Interior inspection: signs of past leaks, streaks on ceiling, active drips from above Kitchen Skylights causing drywall damage and water getting into the track light. **Evergreen:** crew got on the roof at #29 and spent about an hour removing leaves etc. which collects above skylights and in gutters. Should be done twice per year.

## PAINTING

**#33:** Painting nearly done except for rot repairs.

Sagging fence posts fixed.

Chimney chase removed, Sandy Orr had a sidewall vent installed.

### ACTIONS:

- 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.)

## MAINTENANCE AND REPAIRS:

1. Combination of some volunteer work and some contractor (painter) work.

#47 initial stain coat "bad color match".

ACTION: We are going to re-coat with #1600 Timber Wolf (Volunteers)

2. **#45:** One deck is pressure washed. Ready for painting.

3. **#15-1-** Radon System is installed, and DeVoid's has been contacted to paint the stack.

4. **#37, lower edges where the siding is rotten** and needs work-

ACTION: Dan Poljacik will install Azek composite horizontal skirt board and flashing.

5. **#45-1 Critter control:** reported hearing animals in the roof (March).

Estate Wildlife Control discovered squirrels March 26.

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

- a) July 8: Estate will remove their devices and has sent the final invoice.
- b) *NOTE: when roofing #37 and #47, HP Roofing is using 1/4" hardware cloth screening to seal up all of the vents and prevent this.*

## 6. 2020 Docks/ Beach

Signs have been 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.

## 7. SLCA Pump Station:

Rodent damage to some wiring repaired. They recommend further screening be installed.

## 8. 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.

Bob Crino and Bob Chorney completed (3) posts Thursday July 2.

## 9. Kayak Racks: ~ 38 spaces.

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 !

>Who owns the old sailboat by the last rack?

**ACTION:** Post pictures to owners/renters via E mail (also on Town SQ) (Todd / Joan): no response, moved to dumpster area for claiming.

**10. Mail Kiosk:** Mail Kiosk should be re-shingled, and needs some carpentry maintenance. Also interested in improving the walking surface to make it look better.  
Discuss what we can do for about \$1000, (no hurry on this but would be nice enhancement.)

**ACTION:**  
Get to it when we can in a month or two.

#### **11. TRIPLEX UTILITY ROOMS:**

1. Request one owner from each Triplex take this on, ask owners to check and claim (Label) what's in there.
2. Then clean these spaces out and dispose of debris.
3. Check and address any Safety or Maintenance Concerns, such as missing electrical covers, rodent activity, lighting, etc.

4. Most of the thresholds and door frames to these utility rooms show rot and need repairs.

**12. LOAM and ¾" GRAVEL:** trailer load ordered from Teddy's Lawn Care. DELIVERED ~ end of June.  
DONE

**Adjournment: 7:50PM**

#### **Extended Meeting to continue discussion July 25, 2020:**

**Topic: Bakker Mini-split installation:** Board will request in writing the Bakkers to make a plan to rectify unapproved installation.

#### **Extended Meeting to continue discussion August 4, 2020:**

**Topic: 4 leaking roofs:**

**ACTION:**

1. Tarp leaking roofs
2. Inform all owners of progress and leaking roofs. Request voluntary pre-payments, to be subtracted from project end payments, to help fund faster roof completion.
3. Approach HP and other roofing companies for a contract to complete additional roof in 2020 and/or 2021.

**Topic: Follow –up Bakker Mini-split installation:** We await Bakker response following meeting with contractor.