



**Shaker Landing Condominium
Notice of Owners' Meeting
Saturday, September 26, 2020
9:00AM**

Held by Zoom Meeting (online)

MINUTES:

Call to order: Meeting was called by Bob Chorney, President, at 9:05.

1. Confirm a quorum of owners is present: Steve Perry of Evergreen Management conducted roll call of names present (16) and count of Proxy (2) determining the quorum (min. 11).
2. Welcome: Bob Chorney, President – welcomed all and our newest owners, Ally Martin of Building #15. Also, Heather of Evergreen Management.
3. Introductions of all owners and Board members present at the meeting.
4. Approve minutes from Annual Meeting: August 2019 / Previously distributed:
Motion to forego reading of the minutes: seconded; unanimous acceptance
Motion to approve the minutes as written: seconded; unanimous acceptance
5. Financial Report: Evergreen Management: (Separate Financial Report) – We are presently operating in the black as we enter our last quarter of the fiscal year. With upcoming pest control, tree work, remaining paint and siding repair for the fall, we will be well covered. Additional roof funds have been solicited from owners as a “pre-pay” to cover costs of one more building roof replacement this fall (October).
Motion to accept the Fiscal Report: seconded; passed with one abstention.
6. Old Business
 - a. Projects completed: Bob Chorney presented an overview of the following:
 - a. Roof project (slide show) of roofs completed and plan for next few years. One more (#27) will be completed this fall. Complete : # 35 (with small remaining portion to be done) ,37,43,45,47 and 33 (sunroom only). Additional pre-pay of roof assessment by owners will enable more to be completed ahead of 2024 deadline plan.
 - b. Painting: #11 and #33.
 - c. Siding: #37
 - d. Grounds: renewed contract with Teddy’s Lawn Care, who has done very well this year.
 - e. Tree removal: several in front of #33, also cleaning out brush and small trees in front of #7-13.
 - f. Lights: replacements around property
 - g. Volunteer work: docks in and out/painting; planting, tree removal, gravel work, lawn and garden work.

ACTION: Please all owners report needed repairs and problem areas to Board or Managers

7. Election of Directors: Conducted by Steve Perry:

Director Elected Term Ends

President Bob Chorney 2019-2022

Treasurer (Vacant)* 2020-2022

Secretary Joan Holcombe 2018-2021

Member (Vacant) 2020-2023

Member Todd Vreeland 2018-2021

All positions are three-year terms. *two year term to continue correct spacing of members.

Entertain a motion to receive nominations from the floor for open positions on the Board of Directors.

Maria Dailey (327-2) self-nominated to fill one vacancy.

Motion to approve the new board member for fill the two year term (2020-2022): Maria Dailey.

Seconded: Unanimously approved.

7. New Business / owner forum

a. Beverly Sletten asked about decision and board process for mini-split on #33-2. Much discussion ensued regarding appearances, integrity of building, process of approval for association property/building projects, expectations for future technology, bylaws vs. rules changes, Association plan for future mini-split technology.

ACTION: Owners request Board to outline general guidelines for mini-split installation for the future to be addressed in the Rules.

ACTION: Owners request that Board (and all owners) follow rules regarding procedures for any projects, approval, and best practices, regarding all building/grounds changes.

MOTION: To close discussion. Seconded; Unanimous.

b. Michelle Jones (#35) asked about Chimney cleaning; Steve Perry reported October date.

c. Joan Holcombe (#37-1) reported that fall work day will happen again. Thanked all those who came and worked this past year; invited all to picnic at noon today to share lunch and enjoy ice cream on the house!

d. Todd Vreeland (#25-2) invited all owners and renters to pull out docks on October 10. Ten people have already volunteered. Others can assist and cheer.

8. Meeting adjourned: 10:34 am.

Respectfully Submitted, Joan Holcombe