



## SLCA Board Meeting MINUTES

**Date:** Monday Nov 16, 2020 5:30 PM

**Place:** ZOOM MEETING

**Attendance:** Board: B. Chorney, T. Vreeland, M. Dailey, J. Holcombe

**Evergreen:** S. Perry

**Consultant:** Attorney Gary Burt

**Residents:** Lynn Fecteau and Mickey Mersel (New owners #47-1)

**October Minutes:** motion to approve: Approved as amended.

**Open Forum:** Owners comments or concerns: Lynn and Mickey (47-1) regarding gutter need over front door. Board will look at water flow pattern to determine appropriate need.

**Zoom invite to Attorney Gary Burt:** Update on slip and fall suit: Former tenant of #47-1 has made a claim against Shaker Landing, in relation to a slip and fall incident Jan 2017.

“Union Mutual Insurance Company has retained us\* to defend the Shaker Landing Condominium Association in the action that has been brought by Vickilee Day arising out of an incident that occurred on January 10, 2017 in Enfield, NH.” PRIMMER PIPER EGGLESTON & CRAMER PC

**Executive Session: 5:32- 5:45 to discuss case.**

Case is being handled appropriately in conjunction with former Management and Grounds Contractor. All parties have ample insurance and legal guidance.

**Finances / Treasurer's Report:** Discussion postponed for review of October Reports, as just received

**2021 Budget Draft: adjustments**

- Add: Tree work, (5801) Legal budget (1000)
- Reduce budget items: Dock Rental (income); Phase 3 line, Repairs, Roof raking, extra Plowing, maintenance

**ACTION: Adjusted budget sent to Board for Email vote to approve.**

**PROJECTS:**

**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.**

**# 27 Roofing** in progress Nov 2020. Insulation of closed skylights and inside work still to do. Cleanup not finished (nails).

**ACTION:** Steve (Evergreen) will contact HP to clean up nails around construction sites: #27.  
# 29 will be the first building roofed in 2021. Tarps put on roof for winter 2020-21

**#15-1 Mastro Lane Roof / Skylight Leak:** July 23, 2020, the new owner Alison Martin reported water on the floor, leaks @ lower kitchen skylights. August 3, 2020: Unit has been tarped.

**ACTION: #15 will be the second building roofed in 2021.**

**#27-1 Noyes RFA** received 9/17/2020 -requesting approval for Professional replacement of (12) windows in approx. Nov/ Dec 2020. Requesting more info (contractor proof of insurance.) Not yet received.

**ACTION: Maria will set up Google Drive for Shaker Landing: to keep RFA documents, Calendar, Repair Projects, and track changes.**

**#37, Lower edges of the siding rotten** (west wall, and by #37-1 Door)

**ACTION:** Dan Poljacik installed Azek composite horizontal skirt board by #37-1 door week of Oct 5. New siding is painted, project is complete.

**Building 25:** The gutter on the front side of building 25 needs to be replaced. Leaky, funnels water down onto the porch of building 25, unit 1, the wood stays wet most of the time.

**ACTION:** HP Roofing will quote this project while they are doing the gutter on building # 27.

## PAINTING

**#33:** Rot repair behind #33-3 propane tanks - DONE.

Propane tanks are now back in position., about 6" away from the building. A new (portable) fence will be built and painted. Rot Repairs (due to the tanks), has been repaired.

## Maintenance:

**TREES:** Fox Tree has been given the OK for tree removal and limbing around 27 and 29. Schedule - ASAP / TBD by Fox.

**Fall Cleanup:** Teddy's Lawncare has been steadily cleaning up fallen leaves.

**SLCA Pump Station:** Evergreen: Sewer tank inspection / skimming been scheduled- Friday, November 13- all ok.

## Projects to Revisit:

**1. Mail Kiosk:** Mail Kiosk should be re-shingled, needs some carpentry maintenance. Bradford Lane shares this kiosk with Shaker Landing, and may be a source of shared funding. HP quoted \$1500.  
Decision: wait until #29 and #15 are being roofed in 2021.

## **2. TRIPLEX UTILITY ROOMS:**

thresholds and door frames to these utility rooms show rot and need repairs. Some should have outdoor steps added (tall a step down....)  
Keep it on the list until they are taken care of, likely not until 2021.

**Adjournment: 7pm Respectfully Submitted, Joan Holcombe**