



## SLCA Board Meeting MINUTES

Monday Jan 18, 2021 5:30 PM

### ZOOM MEETING

**Attendance:** Bob Chorney, Todd Vreeland, Joan Holcombe, Heather Doran

**Absent:** Maria Dailey

**December Minutes:** motion to approve: Todd/Bob Approved

**Open Forum:** Owners comments or concerns: None

**Finances / Treasurer's Report:** No report ready. Discussion Tabled

### **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.**

Evergreen met with (4) roof contractors early December for competitive quoting. They all declined to bid, presumably due to capacity (early Spring).

News not good. No company available or able to offer services : bids: John Bennet, Bennet Construction, Weathercheck,

**ACTION: Heather Doran will continue to watch for other options.**

**ACTION: HP is willing to do training with crew.**

**ACTION: Heather will Invite HP- Jeff to attend February 15 Meeting to review past year and share goals for future.**

- 1- better job on-site leader**
- 2- nails left around buildings - cleanup**
- 3- streaking- leaks around skylights- prevention**
- 4- secure timeline for 2021**

**#43-3** Insulated / New Skylights / New roof in 2019. Streaks. Tarpred for winter.

Dec 8, 2020, tenants informed us that there is a new "leak/streak" on the wall under a new skylight. (Photo)- no noticeable new streaks with tarp. . Tarp will stay until March before removing to find source.



Streaks are lined up with skylight. They show below the ceiling / over the front door.

HP Roofing made an initial check Dec 11, took several photos and started discussion with Roger Louiselle (roof consultant) and Bob Chorney. HP Roofing placed a tarp from the peak down below this skylight approx. Dec 24, 2020.

Humidity and moisture checks did not reveal any obvious issues / sources.

There was some slight additional streaking late December early January.

Jan Feb March is not the greatest time to remove shingles or skylights to trace the source of the problem, recommend keep observing when the streaks appear, and address this in depth in April 2021. Though this is still a nagging issue, it is "far better than it was", and we will stick with it until we have a solution.

**ACTION:**

**Schedule further inspection: HP Roofing / Bob Chorney, look for internal condensation, problems with any inside vents (plumbing, clothes dryer, bathroom vents, kitchen vents) which might result in condensation.**

**# 27-1 Foam insulation and Roofing Completed Nov 2020.**

**#27-1** skylight interior trim work: Sherry Noyes (conversation with Bob Chorney) postpone interior work until 2021, whenever there are fewer Covid concerns. Also – an **RFA** received 9/17/2020 from **#27-1 Noyes** requesting approval for replacement of (12) windows in approx. Dec 2020. Approved. New windows installed ~ December 2020 .DELAYED.

**#27-2:** interior work where skylights were deleted: Dan Poljacik did the interior insulation and drywall early January 2021. **Jan 14: planning for finish painting to match existing ceiling tint. FINISHED**

**#29 Landing Road** has been completely tarped to prevent further problems (Aug 3, 2020)  
**Building 29 will be the first building roofed in 2021. WAITING FOR PRICE AND SCHEDULE.**

**#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.

**#15** will be the second building roofed in 2021. WAITING FOR PRICE.

**37-2 TANKS** propane- needed lattice removed for filling. Bob Chorney removed lattice.

**ACTION: Board will ask owner, Rob to move tanks and shield them with new lattice and paint.**

**PAINTING**

**#33:** Rot repair has been done. Propane tanks are back in position, 6" away from the building. STATUS: Dan has the materials back at his shop, this will be completed approx. March 2021. DELAYED TILL WARMER WEATHER.

**ACTION: A new (portable) fence surround for the behind #33-3 propane tanks will be built (billable to the owner.)** Delayed from Dec 7 due to weather. (Dan Poljacik)

**ACTION: Make painting schedule for 2021.**

**ACTION: Bob will transfer EXCEL file of maintenance to Google Drive.**

**ACTION: Heather will piece together our past five years of painting buildings.**

## **MAINTENANCE:**

**Winter Groundskeeping:** Teddy's Lawncare has the Sand Bins filled and placed by the walkways and mail kiosk. Some bins cracked in the cold, and have been replaced.

Landing Road drain has been well maintained, rain or thaw should not cause any flooding.

**TREES:** Fox Tree has been given the OK for tree removal and limbs overhanging 27 and 29. Schedule - ASAP / TBD by Fox. Has not shown up.

**ACTION: Todd will follow up with Fox Tree Company. DONE**

**#7 Mastro Land:** Siding and trim rot was discovered Fall 2020. Coordinate repairs with Roofing and Painting early 2021. May be third

**#37-1, Siding Repairs Complete,** except for one unpainted batten on #37-1 chimney.

**ACTION: Dan Poljacik has been asked to paint this when weather permits.**

**Building 25:** The gutter on the front side of building 25 is leaking and needs to be replaced.

**ACTION:** Todd Vreeland is bringing a contractor he knows to check out this project. Could not get to this before winter, review again Spring 2021.

**#33-3:** A section of heat tape in the gutter is causing the GFCI to trip, remove and replace.

**ACTION: 60' Heat Tape purchased, installation TBD weather permitting (Todd Vreeland / Bob Chorney)**

### **Mail Kiosk:**

Mail Kiosk should be re-shingled, and also needs some carpentry repairs and painting.

Bradford Lane shares this kiosk with Shaker Landing, and may be a source of shared funding, might take some research through historical agreements / docs between the 2 associations.

HP quoted \$1500.

**ACTION: Schedule work for 2021 summer with #29 and #15 are being roofed in 2021 by HP.**

**ACTION: Heather will check out sharing costs with Bradford Lane residents and bylaws.**

### **TRIPLEX UTILITY ROOMS:**

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

Some should have outdoor steps added (tall a step down....)

Time to take care of, not summer 2021.

**ACTION: Todd Vreeland will contact Pollack for availability. Or Butch Ruggles**

**BYLAWS:** Todd has proposed amendment being discussed regarding installing expanded decks or patios (duplex and triplex). Current expansion limits described in Bylaw Amendment 7, seeking to increase allowed footprint, with limits that work for Triplex and Duplex (owners will submit detailed plans, which will be subject to Board approval. General description of approved building material specs.). It may be possible to build into Rules and Regulations a general guideline for potential changes to decks and patios. More discussion is needed on wording and limitations for long-term guidance. **Updates for very outdated Bylaws may be in order.**

**ACTION: Heather will look at our Bylaws status and potential legal services shared with other condos to have a reduced flat rate for services.**

**RECYCLING: Owner and Tenant Reminders:**

The Recycling bin rules are being ignored- bags, boxes not knocked down and bags of trash (non-recyclables).

**ACTION: Heather will send out reminder re. procedures for dumpsters and compost**

**ACTION: Joan will send Heather pictures for two compost bins and instructions.**

**ACTION: Bob will cover right bin for cooking.**

**Adjournment: 6:45 PM Respectfully Submitted, Joan Holcombe, Secretary**