



SLCA Board Meeting Minutes

Monday June 7, 2021 5:30 PM

ZOOM MEETING

Attendance: Board: Todd Vreeland, Joan Holcombe
Absent: Bob Chorney, Maria Dailey

Evergreen, Heather Doran

Owners: None

May 2021 Meeting Minutes: Minutes approved; Joan // Todd

Open Forum:

1. **Joan Holcombe: Invitation to all owners to join the SLCA Landscaping Committee with Joan and Ardis. Please email joanholcombe@gmail.com . Heather will send out to owners. Joan will send out to renters.**
2. **Todd has put (ceramic) Coyotes on lawn to keep geese off the lawn and beach. Please move them often. DO NOT BE ALARMED!**

Finances / Treasurer's Report:

Financials are distributed by Evergreen via email. Nothing unusual . Spending is typical of other years at this time. Historical (prior month) financial reports are posted on the Shaker Landing website, and also on the Evergreen TownSQ site.

Bylaw Amendment Proposal:

Proposed amendment: owner installation of expanded decks or patios at owner expense.

Current expansion limits described in Bylaw Amendment 7 is 18 feet

Seeking to increase allowed footprint up to 22 feet.

Subject to all applicable Enfield building codes and zoning regulations (setbacks).

Furthermore- each project plan must not interfere with maintenance access or pedestrian passages.

Every deck/ patio project needs to be submitted with a detailed plan drawing, which will be subject to the discretion of the current SLCA Board.

- Heather Doran sent out the proposal 4/29/2021.
- Offering Zoom Discussion for all owners on **June 19 , 2021at 9am.**
- TownSQ survey: Closed at this point, 6 responses.
- In order to proceed – the proposed amendment has to be prepared by a lawyer.

- Once the board determines that the proposed amendment is acceptable, we will present it to owners for an owner vote.
- Owner Votes require 30-day advance notice.
- Amendment approval requires a quorum of owners attending, and a 75% vote in favor.

ACTION: Joan will write draft of Zoom Mt. to discuss proposal. Heather and Joan will send it out to owners and renters.

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.

2021 Contract with HP Roofing for Buildings # 29 and #15:
 Signed April 12, 2021

#29 Landing Road: Leaks in both 29-1 and 19-2.

Aug 3, 2020: Building tarped.

Work on # 29 started May 3, 2021.

Foam insulation, roofing and Skylights done May 21, 2021

Dan Poljacik has the tenant contact info in order to schedule the interior skylight trim work.

Completed.

#15-1 Mastro Lane Roof / Skylight Leak: July 23, 2020, water leaks @ kitchen skylights. August 3, 2020: Unit 15-1 has been tarped.

Work on Building #15 began ~ May 24, 2021.

Foam insulation completed June 1, 2021.

Roofing and skylights should be complete approx. June 4, 2021.

Dan Poljacik will then schedule the internal skylight trim work.

IN PROCESS.

#43-3 Insulated / New Skylights / New roof in 2019.

Dec 8, 2020, tenants informed us that there is a new "leak/streak" on the wall under a new skylight. Streaks are lined up with skylight. They show below the ceiling / over the front door.

HP Roofing made an initial check Dec 11, 2020, and tarped over this skylight Dec 24, 2020.

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

Week of March 22, 2021, tarp removed.

ACTION: Bob: HP has agreed to remove this skylight and diagnose the problem.

Date TBD, probably July 2021

#33-3 Sandy Orr: Sunroom / Sidewall leak:

Inspected by Jeff Acker- some concern about siding integrity and gaps around a window above this roof.

Reviewed again May 30, 2021 by Roger Louiselle: poor flashing of shingles to side wall.

PLAN: Remove siding above the sunroom and windows.

HP Roofing replaces the step flashing at the shingle / wall intersection with prefinished metal.

Shaker Landing then installs waterproof membrane from the step flashing to the windows above, replace the siding, prime/ caulk / paint.

ACTION: Bob schedule carpenter and coordinate with HP (June 2021.)

#45-1 Bob and Penny Edwards: Informed us on Feb 23, 2021 that the snow slides off of the new membrane (kitchen) roof. It has piled up high enough to block a window, and block the utility room door.

HP Roofing recommends snow retention devices on that roof.

Retaining snow on a roof with such a shallow slope raises other concerns. It seems preferable to spend (\$100?) now and then for shoveling snow on the ground, instead of spending \$1600 for devices to hold the snow and ice up on the roof.

Retention means possible frost / ice / condensation / leakage / weight issues if there is a deep snowpack up there for the whole winter.

ACTION: Because we do not want snow retained on the roof and cause leaks, we will remove snow on the ground as needed.

#13-1: Ice and water observed on the top floor coming through siding and ceiling tongue and groove @ kitchen porch. Also water leaking indoors @ kitchen skylights (less than a gallon, and only for one day.) Not good, but no emergency. Will ultimately be solved when the building is re-roofed.

ACTION: Recommend increased roof raking / snow removal until then. Address November and December for snow removal plan.

Comparison quotes for Roof Contract for future years:

With lack of response from several roofer companies, and long delays. Stay with HP for the near future.

#43-1 Trim @ drip edge rotted over the entryway (noticed by Joan) and gutter issue identified by Bob Sletten need to be assessed. We suggest Butch Ruggles for the job.

ACTION: Contact Butch Ruggles.

#45-3 Deck 2 deck boards closest to the slider are split and soft, other have holes (rodents.)

ACTION: Done. Board not sure who did work.

Gravel walk washed out (above), several wide ruts leading under the fence. Stone wall shifting, needs some restoration work.

ACTION: Teddy's Landscaping has been consulted. Can do for \$385 . Needs go-ahead.

#47-3 Fence one fencepost leaning badly.

Recommendation: ask Dan Poljacik or Butch Ruggles to dig / level / reinforce and stabilize this post. Has Bob. C. contracted anyone?

PAINTING/ CARPENTRY

Deposit paid to DeVoids for painting two buildings in 2021. #37 and #15.

Building #37 rot repairs and painting – Complete ~May 26, 2021.

Building # 15 rot repairs and Painting **schedule TBD** (after roof work.)
HP will replace what is needed on #15 roofline fascia while the roofing is being done.

ACTION: Bob / DeVoids will line up Dan Poljacik/ or Butch Ruggles for all rot repairs (some window trim, and siding) before painting.
Large south facing area of siding above roof line needs to be replaced (removed by HP Roofing).

#15-1 - Front Stairs @ need shimming underneath – they are sagging (Bob C / Dan P).

#33-3: A new (portable) fence surround for the propane tanks behind 33-3 will be built (billable to the owner.) Delayed from Dec 2020 due to weather. (Dan Poljacik)

ACTION: Dan P. built the fence 4/23/201, needs a few more support strips for the lattice, also needs painting.

27-2 Maria Dailey reports front door porch rot and detaching.
We have made a couple of small repairs, the stairs and railing seem safe.
Owner is interested in new steps: even if they pay have to pay for them.
ACTION: Confirm owner taking action.

#7 Mastro Lane: Siding and trim rot discovered Fall 2020.
Butch Ruggles will do this project ~ June 2021.

#25: The gutter on the front side of building is leaking and needs to be replaced.
ACTION: Butch Ruggles mentioned a seamless gutter contractor, Willie's Seamless Gutters.

#33-3: Heat tape in the gutter is causing the GFCI to trip. Replace.
ACTION: 60' Heat Tape purchased, installation TBD (Todd Vreeland / Bob Chorney)

GROUNDS MAINTENANCE:

Todd and Joan met with Teddy's Lawncare to quote Gravel / Loam / Seeding work.

Walkway Gravel and Loam: on order, delivery approx. June 7.
Lawn Improvement- recommends waiting until Fall.

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

Bradford Lane shares this kiosk with Shaker Landing, may be a source of shared funding.

HP re-quoted \$900 in 2021 for the roof.

Decision: HP working on it June 7.

Triplex Utility Rooms: 5 of 6 thresholds and door frames to the utility rooms show rot and need repairs.

ACTION: Butch Ruggles: Complete May 21, 2021.

Dryer Vents: Should be cleaned out annually. never been cleaned. Billable to each owner.

ACTION: Heather will schedule and inform residents when they will be done.
Need access inside each Triplex unit.

Date: last week in June. Heather will confirm.

Volunteer Work:

- **Steps down to Triplexes- powerwash and touch up**
 - 1. No work this year. Did not get full prep. Next year serious prep / painting 2022
 - 2-3- OK shape.
 - 4-Last- need touch-up treads
- **Mastro Lane electrical closet** needs shingles and painting- Fall
- **29 Landing Road electrical closet** needs a couple of rotten boards replaced, and then complete repainting. --

ACTION: Identify who will do this work?

Adjournment: 6:35pm Fastest meeting ever!
Respectfully Submitted, Joan Holcombe