



SLCA Board Meeting Minutes

Thursday Sept 16, 2021 5:30 PM

ZOOM MEETING

Attendance: Bob Chorney, Todd Vreeland, Maria Daley , Joan Holcombe

Heather Doran (Evergreen,)

REMINDER: 2021 Owner Meeting: Saturday September 19, 2021 @ 9 AM (Zoom Meeting)

We are still missing roof assessment fees and dryer vent cleaning bills (\$ 12,000) outstanding. Nine members have an outstanding balance. This may prevent Annual Meeting to go forth.

ACTION: All owners will receive an immediate email from Evergreen to inform them that outstanding balances due make them ineligible to vote at this Annual Meeting. We must have 11 eligible voters for quorum to conduct meeting.

Meeting Minutes August 3, 2021: Approved (Maria/ Bob C) .

Open Forum: Owner Comments and Concerns: No non-board participants.

Finances / Treasurer's Report: August Financials are distributed by Evergreen via email. Historical (prior month) financial reports are posted on the Shaker Landing website, also on the Evergreen TownSQ site. Financial Report accepted.

PROJECTS:

INSULATING / ROOFING / NEW SKYLIGHTS: 5-year plan 2020-2024
2 roofs per year / Assessment \$3500 per year x 5 years,
\$1750 Due March 1, \$1750 due Aug 1.

2021 Contract with HP Roofing for **Buildings # 29 and #15:** [Completed](#)

#29 Landing Road: Leaks in both 29-1 and 19-2. Aug 3, 2020: Building tarped.
Work started May 3, 2021, foam insulation, Roofing, and skylights complete May 21, 2021.
ACTION: Dan Poljacik/ Bob Chorney: schedule for interior skylight trim work?

#15-1 Mastro Lane Roof / Skylight Leak: July 23, 2020, leaks @ kitchen skylights.
August 3, 2020: Unit 15-1 has been tarped. Work began May 24, 2021, foam insulation, roofing and skylights complete June 11, 2021.
ACTION: Dan Poljacik / Bob Chorney: schedule for interior skylight trim work?

#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. HP and Roger L checked inside. Some concern about a bath vent in #43-2 (interior moisture source rather than a roof leak?)

ACTION: Bob / HP schedule a project- access attic and verify venting is correct.

#33-3 Sandy Orr: Sunroom / Sidewall leak: Reviewed May 30, 2021 by Roger Louiselle: poor flashing of shingles to side wall. ACTION: Siding removed and flashing replaced June 4. Siding replaced week of June 7. **Status: Painted, Complete.**
ACTION: Old plastic gutter has disconnected over the sunroom.

PAINTING/ CARPENTRY

Deposit paid to DeVoids to paint buildings #37 and #15 in 2021.

Building #37 rot repairs and painting: **Complete May 26, 2021.**

Building # 15 Rot repairs and Painting: **Complete July 27, 2021.**

REPAIRS and MAINTENANCE:

Dryer Vents: Done in July. Billable to each owner.

Note: #37-2 vent is in bad shape, Evergreen crew declined to clean until repairs are made.

Owners informed by email.

COMPLETED

#45-3 Fence and #47-3 Fence: fencepost leaning badly.

Recommendation: ask Dan Poljacik to dig / level / reinforce and stabilize this post.

#43-1 Trim @ drip edge rotted over the entryway (noticed by Joan).

(Dan Poljacik- Pending)

27-2 Maria Dailey front porch and railing replaced by Butch Ruggles.

COMPLETED

#7 Mastro Lane: Siding and trim rot discovered Fall 2020. Butch Ruggles accepted this project. Carpentry completed June 18, Painted by DeVoids.

ACTION: Willie's Seamless Gutters installed Aug 5, 2021.

COMPLETED

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

ACTION: Willie's Seamless Gutters installed Aug 5, 2021.

COMPLETED

GROUNDS MAINTENANCE:

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

Walkway Gravel and Loam delivered.

Lawn Improvement: loam and seeding between #35 and # 37: Joan and Todd are working on it.

Completed.

Teddy's Lawncare applying gravel walks at #7, #11, and #15 Mastro Lane. \$1725.

Completed

Gravel path along #33 and #35 needs repair. We have gravel for the job.

ACTION: Heather will get quote from Teddy's Lawncare.

Mail Kiosk: Re-shingled. Carpentry repairs and painting being done by volunteers Mr. and Mrs. McPeek from Bradford Lane, along with Todd Vreeland.

Completed.

RFA'S:

Bob and Bev Sletten #43-1 submitted an RFA: contractor to replace their windows.

Approved, only contingency being to provide contractor proof of insurance, and ask them not to drive trucks on the lawn. Approved, contractor insurance info provided to Evergreen. **Completed.**

Kim and Doug Southworth #11-2 submitted an RFA: contractor to install a mini-split system on the south wall of the unit. Diagram of the system requested from contractor. Piping will be enclosed and painted to match.

@ 9/8: Awaiting diagram from Simple Energy. Haier brand. .

ACTION: Board approved RFA.

Volunteer or contractor projects:

- **Fall 2021 Dock Removal: Discussion about volunteers vs. hiring job out.**
Gray's Marine has offered to do job for very reasonable price. Concern about hardware mix with 5 different docks. Bob C has offered to oversee job to insure hardware is retained for Spring assembly without confusion.

Action: We will hire Bear Pond Marine for \$550 to take out.

Setting priorities, to complete in Fall 2021: Tabled.

	Stairs on #15-1 leveled and supported.
	Stairs on #25-1 be cleaned and painted.
	Stairs on #27-2 to be painted.
	Stairs on #13-2 to be cleaned and painted.
	Staircases Landing Road down to Triplexes – paint bare wood. Touch-up treads
Todd Vreeland / Bob Chorney	#33-3: Replace Heat tape in the gutter. 60' Heat Tape purchased,
	Mastro Lane electrical closet needs roof shingles, siding repainting.
	Landing Road electrical closet needs 2 boards replaced, and repainting.

Joan suggested resident volunteers for simple tasks for the year: Ask at meeting or email to owners and renters at a later date.

ACTION: Joan will put out work days for the fall.

2. Weeding/ tidying around own buildings,
3. Stairways:weed/ feed planting along
4. Rock area- weed
5. Beach: weed , line beach with new landscape fabric, add sand on beach
3. Dock's: in and out
4. Utility room maintenance (in own buildings)
5. Boat racks (all people with boats)
6. Sticks/branches pickup- (all)

Future Tasks:

Schedule 2022 roofs; signing roof contract and dates

Schedule 2022 buildings to be painted and contract painters;

Adjourned: 7pm.

Respectfully Submitted, Joan Holcombe, Secretary