



## SLCA Board Meeting Minutes-DRAFT

Monday Jan 3, 2022 5:30 PM

### ZOOM MEETING

**Attendance:** Bob Chorney, Todd Vreeland, Maria Daley, John Brady, Joan Holcombe

**Evergreen:** Heather Doran

**Meeting Minutes December 2021:** Motion- approved.

**Open Forum: Owner Comments and Concerns:** no other owners present.

#### Finances / Treasurer's Report:

Financials were distributed by Evergreen via email. They are posted on the Shaker Landing website, and on the Evergreen TownSQ site.

**2022 Budget:** Ready to distribute to owners. Fees to remain the same for 2022.

**ACTION:** Heather will send out approved budget (November with amendments) - week of Jan 3.

Motion to Approve November Financials- passed.

#### 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.**

**HP Roofing** provided 2022 pricing. \$69,000 per duplex, \$6000 for each stucco chimney.  
**Contracts for #7 Mastro Lane and #13 Mastro Lane** will be written up and signed early January to get SLCA on their schedule.

**#29 Landing Road:** Insulation, roof, and skylights complete May 21, 2021.

**Heather Doran: Status/ progress on interior skylight trim: Complete**

**#15-1 Mastro Lane Roof / Skylight Leak:** Insulation, roof and skylights complete June 11, 2021.

**Heather Doran: Status/ progress on interior skylight trim: Complete**

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

- Dec 8, 2020, new "leak/streak" on the wall, lined up under a new skylight. HP checked it Dec 11, 2020, tarped the skylight Dec 24, 2020. Possible interior moisture source of condensation- rather than a basic external roof or flashing leak?)
- **Dec 2021 moisture showing up (Streaks on the walls ABOVE the skylight) after a couple of snowstorms. HP is informed.**
- \_Looking at Sauna in 43-2 may have an impact on condensation. Will be looked at as potential cause.

**ACTION:** Evergreen to ask HP look at all potential causes of leaking and streaks.

## **PAINTING / CARPENTRY / REPAIRS / BUILDING MAINTENANCE:**

### **2022 Painting:**

**ACTION: Heather: to get pricing from DeVoids. Painting plan: #7 and #13 Mastro Lane.**

**Gutter replacement:** #33-3 (correction on unit #) (sunroom), #37-3 (correction on unit #) (sunroom) and #13-1

**ACTION: HP quote:** very high. Bob will obtain comparison quote from Willey's Seamless by early Feb 2022

**Triplex Utility Rooms: Clean-out— Table till March 2022**

**Repair: 43-1 small front door roof: Tabled till March 2022**

**#35-1 Chimney Chase:** siding repairs needed.

2<sup>nd</sup> message sent to Scott Caunter Nov 30. Scott has replied.

**ACTION: Bob will arrange a meeting with Scott toward the end of January. He will report back.**

## **GROUNDS MAINTENANCE:**

### **Tree Work:**

Todd / John obtained an estimate for large Oaks near #7 (overhanging the roof) and other trees closest to the buildings / roofs.

**ACTION: Todd and John: Schedule Fox Tree for the work @ #7 during January or February (while the ground is frozen.)**

**NOTE: Spring 2022 outdoor projects (painting, walkways, etc.) were removed from the meeting agenda for brevity. These will reappear in March 2022.**

### **RFA:**

- **#37-1** (correction on unit #) **Holcombe:** RFA for Mitsubishi mini split system: **Approved** at the December meeting.
- **#45-2 Rasmussen:** Encountered some delays but they informed us that their window and door replacement project is completed.

**Shoveling:** Request for shoveling for 33-3 to gas tanks. SLCA does not shovel to any tanks or utility rooms, as per typical common practice.

### **DOCKS and SLIPS:**

2021 Dock Fee (\$70) was billed in December 2021.

2022 Dock Fee will be \$250.-

There is one slip open at this time, 9 slips rented. The deposit remains the same at \$1500.-

**New Owners: 25-1- (Mark and Michelle Melendy) How to introduce and welcome new people.**

**ACTION: Welcome Letter: Maria has written one and will send again to Heather for distribution to new owners and future new owners. .**

**Adjournment - 6:38 pm Respectfully Submitted, Joan Holcombe Secretary**