



## SLCA Board Meeting Minutes

Monday, Feb 7, 2022 5:33 PM

ZOOM MEETING

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

**HP Roofing:** Jeff Acker

**Evergreen Management:** Titus Cramer, Heather Doran

**Meeting Minutes January 2022::** Motion to approve. Approved.

**Open Forum: Owner Comments and Concerns:** Bob Chorney taking out a fireplace. Joan is working on draft of RULES revision for future discussion. No other Residents attended.

**Board thanked Heather Doran for her exemplary contribution as our Evergreen Manager, as she leaves the Company and introduced her replacement, Titus Cramer.**

### Finances / Treasurer's Report:

Financials are distributed by Evergreen via email. They are posted on the Shaker Landing website, also on the Evergreen TownSQ site. This past month we are under budget which balances out in the year-to-date balance. Aging Report is up to date, with no outstanding bills past 30 days..

Motion: to accept Financials. Approved.

**2022 Budget:** Evergreen has been reminded to distribute the 2022 Budget to owners. Sent out last week with no follow-up comments or questions from owners.

### 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 ASAP to get SLCA on their schedule.

**#43- 3 and 1:** leaking continues., Cannot easily determine sources. Jeff Acker believes only winter-related. Appearing above and below the skylight.

**#43-2** bathroom on 2nd floor- do not know where vent fan vents out and may be one

potential moisture source. Will be investigated further. May have to use infrared scan to determine location. Seal and cover an open electrical box. Will report back.

**ACTION: Thursday Feb 3 Jeff Acker (HP) and Bob Chorney checking some interior details at #43 and discussing action plan:**

**Possibly an Energy Audit (blower door test) to find escape routes of interior air and moisture, also formally tracing any bath vents and dryer vents, assuring they all properly terminate outdoors.**

**Likely one skylight removal and localized inspection in the Spring, visually track down the moisture sources.**

**#37-1-** leaks in dining room ceiling reported by Joan Holcombe; new this January.

**ACTION:**

- Board will send out note to ask all owners of other replaced roofs about other leaks anywhere else.
- Jeff Acker to check leaks in 37-1.

**#29-1 Landing Road:** Insulation, roof, and skylights complete May 21, 2021. Owner just reported previous leaks continue on new roof.

**Heather Doran: Status/ progress on interior skylight trim ; roof leak or condensation will be forwarded to Jeff Acker. for evaluation.**

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

**Heather Doran: Status/ progress on interior skylight trim: COMPLETED.**

**15-2:** Insulation, roof and skylights need to be completed.

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

### **2022 Painting:**

**\$4000.00 Deposit:** OK to pay ASAP/ DeVoids anticipates June start date for painting #7 and #13 Mastro Lane.

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

**ACTION:** Bob will contact Willey's Seamless approx.. beginning of **March 2022 while snow and ice are problematic.**

### **Triplex Utility Rooms:**

**ACTION:** Evergreen: First week in March, please send a message to Triplex owners to remove any personal items from the utility rooms, and advise that these spaces will be emptied out of "everything" - as completely as possible, in early 2022. Could donate building materials to COVER if they want it. Holding off until Spring weather.

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

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

**ACTION:** Bob / Evergreen to arrange a meeting with Scott toward the end of February.

#### **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 February

**Plowing and Shoveling:** things are being handled very well, the contractor has been prompt and thorough. If anyone needs more salt sand mix please let us know, and we will have the bins by walkways and stairs topped up.

**ACTION:** Evergreen will ask Trevor (Teddy's Lawn Care) about sand bucket replenishing of buckets.

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

##### **RFA:**

**#13-2 Chorney:** RFA submitted to remove existing metal/glass fireplace and install a wood stove instead. Stove Installation: contractor to be determined. Motion to approve: Approved.

**#35-1: Scott Caunter has not yet submitted RFA for stove, chimney and trim.**

**ACTION:** Evergreen will inform owner of policy to submit RFA and work with us on progress.

##### **DOCKS:**

Policy Change 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 line items for docks on Financials for expenses and income.

**ACTION:** Evergreen will work on Financials to reflect line Dock income and expenses.

**RULES:** Joan wishes to revise rules to include positive language and a few minor revisions. She will submit a DRAFT for Board review.

**Good-byes and Thanks to Heather Doran. Welcome to Titus Cramer of Evergreen Management.**

**Adjournment: 6:31pm Respectfully Submitted, Joan Holcombe, Secretary**