



## SLCA Board Meeting Minutes

Monday, May 2, 2022 5:41 PM

### ZOOM MEETING

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

**Absent:** Maria Dailey,

**Evergreen:** Emily Charbonneau

**Residents:** none

**Emily Charbonneau has joined Evergreen as our Property Manager. Welcome, Emily! Evergreen office # is [802-698-8668](tel:8026988668).**

**Meeting Minutes April 2022: Approved (3-1)**

**Open Forum: Owner Comments and Concerns: none**

#### **Finances / Treasurer's Report:**

Financials are distributed by Evergreen via email. on May 1. Financials are posted on the Shaker Landing website, also on the Evergreen TownSQ site. Board will review new report. Bob and Maria will set up meeting to review March and April Financials.

Paying bills which are not regular contracted services should be reviewed by Board for approval.

**ACTION: Board (Maria and Bob) will discuss plan for review of March and April Financials and approval of bills before Evergreen pays. Other Board members, in their absence is able to be backup for bill approval. .**

#### **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 2022 pricing.** \$69,000 per duplex, \$6000 for each stucco chimney.

Contracts signed for **#7 Mastro Lane and #13 Mastro Lane**,; work will begin late May. (Owner Skylight selections have been provided to HP.)

**#15-2** Interior work will be suspended; . owner is unwilling to provide tenant contact information for Evergreen to complete.

**Funding: The \$100 per month special assessment ends August 2022.**

Board discussion whether to extend the \$100 per Month for 2023 and 2024  
Agenda item for 2022 Owner Meeting. TABLED for later discussion.

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

**Dec 8, 2020**, "leak/streak" on the wall under a (new) skylight. Tarpred the skylight Dec 24, 2020.

**Dec 2021**: Streaks on the walls above and below the skylight after a couple of snowstorms.

**Thursday Feb 3, 2022 Jeff Acker (HP) and Bob Chorney checked interior details at #43.**

**ACTION: Skylight removal, track down the moisture sources. (HP, warranty)**

**Bath vents and dryer vents (#43): trace and properly terminate outdoors.**

**ACTION: Repair as needed (HP, billable.)**

**#45-3:** one streak ~ 8 feet tall. Liquid dripped onto their dining table.

**ACTION: Evergreen will get this cleaned up and inspect for air leaks.**

**PROJECTS NOT yet COMPLETED:** Cleanup in #37-1, 2, and 3, Cleanup in #43-2

**ACTION: #37-1 and 37-2 and #37-3 need to be REVISITED cleaning and caulking.**

**PAINTING: \$4000.00 Deposit paid to DeVoids. #7 and #13 Mastro Lane. Wants to start in early May.**

Painting will start early May following carpentry siding needs.

**SLCA VOLUNTEER PROJECTS:**

**Spring Cleanup Day / Gardening Day / Beach Cleanup: May 22. SUNDAY**

**Tasks Proposed:**

- **Stair treads @ Duplexes and stairways down to Triplexes- power wash and stain**
- **Sticks and branches on property- pick up**
- **Clean out Utility Closets in Triplexes**
- **Weed/ Mulch blueberries**
- **Rake beach**
- **Plant flower pot at mail kiosk and donated flower seeds/ plants around property**
- **Dig out compost bin for soil usage**

**ACTION: Joan will send out email list of work tasks.**

**Emilly will put out final list to owners.**

**Boat Racks:** There are new requests for boat rack space. Joan did a brief survey of open and assigned spaces. Boats which are left on the grass are killing grass and making boat removal difficult.

Board discussed how to best register all boats once per year. We discussed whether we should assign or ask residents to place all boats on racks as a first-come-first-serve basis..

**ACTION:**

- **Purchase stickers for registering boats.**
- **Bob will ask Jim Shibles or another to build one more rack for paddle boats.**
- **Review REGISTRATION FORM options to decide which will work for us.**

**Painting projects for volunteers, or billable extras for DeVoids:**

- **Color: Cape Cod Gray NuDeck for Stairways on Landing Road (Powerwash / sanding prep / paint)**
- **(2) Electrical Enclosures (one needs minor rot repairs.)**
- **New wood on the stairways at #25, # 27, and # 7 entryways.**
- **Triplex Deck @ #33-2 needs prep and painting.**

**Trees:**

- **Saplings** by the stairs down to # 47
- **Ornamental trees** (overgrown) in the lawn between #45 and # 47
- **Tree cutting** near # 15: widen the lane, remove stumps, and create parking spots.
- **Brush Pile:** Teddy's took care of this pile with a bobcat loader on 4/25.

**Triplex Utility Rooms Cleanup:** Evergreen has sent a message to Triplex owners (Monday Feb 28) asking them to remove any personal items from the utility rooms. **CLEANOUT DATE by May 22:**

**GROUND MAINTENANCE: SLCA 2022 Site Work (Teddy's Lawncare)**

- Gravel the walkway from lower parking to **#35 and #33**.
- Pooling water @ the stairway by **#37-3**: Create a culvert along walkway, direct water to a small collection / percolation area.
- **47-1**: gravel splash strip 24' x 6" below the membrane roof where rain has cut into the soil.
- Drainage swale or underground piping away from entryway to **#45-3** (approx. 35'). (Remove plastic gardening borders near 45-3 entryway to improve drainage.)
- **#45-3 Fence** and **#47-3 Fence**: a few fence posts leaning badly.
- **#45-3** propane surround wood rot (needs repairs).

**ACTION: Trevor and Emily have discussed these and are working on a quote.**

**RFA's: #35-1 Chimney Chase:** carpentry repairs and painting needed.  
2<sup>nd</sup> message sent to Scott Caunter Nov 30, 2021, Scott replied but we don't have full details.  
Stove / chimney being removed? Replaced?

**ACTION: Evergreen / Bob to arrange a discussion with Scott.**

**SLCA RULES:**

Joan Holcombe and Bob Chorney will review new draft of the Condo Rules and prepare updates for Board discussion. A few content adjustments include: front door colors, gatherings, and procedures.

**DOCKS:**

**Dock Staining: Todd and the volunteers got these done Saturday April 23!**

**2022 Dock Installation:** being scheduled with Bear Pond (Hans LaCasse.) Docks are ready for installation. We wait for Mr. LaCasse until May 22. If for some reason he is unable to put them in, resident volunteers will attempt an installation.

**2022 Dock Rental Fee** is \$250.  
There is one slip open at this time, 9 slips rented.  
The dock deposit is \$1500.-

**Tabled: Future ideas for SLCA future:**

**Gazebo** near the beach which would hold 1 or 2 picnic tables- some shade or rainy day cover for picnics. Size: for both picnic tables. Budget ?

**Covered Parking** in some areas, Possible: Landing Road near #35, Mastro Lane Visitors' Parking? Perhaps incorporate charging stations for electric cars. Ongoing consideration, develop a project outline to document: # of spots, locations, construction costs, design and permitting, charge for use.)

**Adjournment 7:13 pm. Respectfully, Joan Holcombe, Secretary**