



## SLCA Board Meeting Minutes

Monday, June 6, 2022 5:30 PM

### ZOOM MEETING

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

**Evergreen:** Emily Charbonneau

**Meeting Minutes May 2022:** Maria Dailey-Abstained; Minutes approved.

**Open Forum: Owner Comments and Concerns:** *No additional owners present. No further discussion.*

#### **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.

Maria asked to confirm when deposits of March Roof Assessment are placed in the right account and checked. Emily will let Maria know for review.

Bob Chorney raises that our SLCA CDs are in past board member names to sign (two past signers Sherry Noyes/ Bob Sletten) remain even though they are no longer on the Board.; we might transfer into name of President; Emily reports that Evergreen has Evergreen President, Eric Andersen on other board CDs to avoid issues with change in board members. When they mature, funds should be deposited into long term Capital Fund as interest is not in our favor.

**Phone bills are being paid late by Evergreen.** A fee is being assessed. We do not approve of this practice. Bob will write a letter on behalf of the Board stating that we do not accept this practice.

Regretfully, Maria Dailey will be resigning her board position due to potential move in the fall. We will be looking for Board member and Treasurer to replace her. Maria suggests that we need to plan for our growth of long-term Capital fund to cover roof project not yet finished and future needs; it is prudent and usual practice to have \$200,000 reserve. We do not have that at this time.

Motion to approve April Financial report; approved.

#### **ACTION:**

- Maria will outline proposed budget numbers.
- Emily will research additional Reserve Funds recommendations.
- Emily will request members for serving on board/treasurer following Board discussion with potential individuals.

#### **Future Meetings:**

- July Meeting: July 11, 2022 to avoid holiday.
- Annual Meeting : Set for August 20 9:00-11:00, LaSalette

#### **SLCA Spring Cleanup Day / Gardening Day / Beach Cleanup:**

A team of about 12 people gathered on May 22: very few owners. New tenants joined team. We need more and timely publicity for owners to plan. We enjoyed pizza on the picnic benches by the water afterwards. Tasks completed:

- (2) of the (4) Landing Road stairways are painted!
- All of the gutters were cleaned; roofs and skylights were cleared of sticks and leaves.
- The blueberry bushes and fruit trees by the stream were cared for, sticks along shore cleaned up
- Triplex Utility Room at building # 47 was cleaned out of construction remnants.
- The swim dock and buoys were installed.
- # 25 and # 27: owners painted the new wood on their entryway stairs (Thanks!)

[Thanks to EVERYONE who showed up and helped out!](#)

## **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 began late May.

- #7 has been foam insulated, new roof and skylights being completed.
- #13 scheduled to begin June 16.

**Funding: The \$100 per month special assessment is slated to end August 2022.**

Board discussion whether to extend the \$100 per Month for 2023 and 2024 because we are not finished with roof replacements.

**[ACTION: Agenda item for 2022 Owner Meeting.](#)**

**#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 \(HP, billable.\)](#)**

**To Confirm work completion by Evergreen:**

**Were these projects completed:**

- Cleanup in **#37-1, 2, and 3**,
- Cleanup in **#43-2**
- **#45-3**: cleanup one streak ~ 8 feet tall. Liquid dripped onto their dining table.

## **PAINTING:**

**\$4000.00 Deposit paid to DeVoids. #7 and #13 Mastro Lane.**

Painting of #13 is complete.

Painting of # 7 scheduled to start late June after roofing.

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

-27-2 (Maria Dailey) reports rot due to drain blockage. Needs repair and painting.

**-Decks on Triplexes:** need some board replacement. We may look at long-term replacement with composite materials for longer wear.

**[ACTION: future plan needed to repair. Jim Shibles may be available. Maria will contact him for availability.](#)**

- **-Painting two last stairways:** need prep and painting. quote of \$1000- Michael Barry (15-2) can do it. He needs a certificate of insurance and an invoice to start.
- Triplex Deck @ #33-2 needs prep and painting. – need to take care this year if we can.
- (2) Electrical Enclosures (one needs minor rot repairs.)

**ACTION: If Michael Barry can do the job, John will make a certificate of understanding and inform Michael of needs and expectations.**

**Trees: (Volunteer work, schedule TBD)- TABLED**

**Saplings** by the stairs down to # 47.

**Tree cutting** near # 15: widen the lane, remove stumps, and create parking spots.

**Dead Tree** broken off and leaning toward the roadway near Keene Medical:

**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.

**FURTHER CLEANOUT DATE: TBD –.**

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

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

**Gravel the walkway from lower parking to #35 and #33.**

Pooling water @ the stairway by #37: 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 fenceposts leaning badly.

**#45-3** propane surround wood rot (needs repairs).

**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 discuss with Scott directly.**

**SLCA RULES REVISION:**

Joan Holcombe has submitted a DRAFT of revised Condo Rules with some updates for Board discussion. Work In Progress will be pre-empted by other early summer priorities. TABLED UNTIL FALL OR WINTER. We have reported verbal complaints about rules and natural wildlife inconveniences. Board and Emily will respond as possible.

**BOAT DOCKS:**

- **2022 Dock Installation:** Hans LaCasse completed installation Friday)
- **2022 Dock Rental Fee** is \$250. The dock deposit is \$1500.-
- There is no slips open at this time, 10 slips rented as of June 6,2022.

**FUTURE IDEAS:**

**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 ? TABLED TILL FALL.

**Covered Parking** in some areas, Landing Road near #33-37? 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.) : FUTURE DISCUSSION.

**CYANOBACTERIA IN LAKE:** detected in various places in Mascoma Lake. Use lake with due diligence.

Swimming not recommended. Winds and rain will help to dissipate bacteria.

**ACTION: Emily will alert owners of concern and link to State.**

**Adjournment: 7:02. PM. Respectfully Submitted, Joan Holcombe, Secretary**