



Shaker Landing Condominium Association
ANNUAL MEETING

August 26, 2017
9 AM

Enfield Community Building Hall
Huse Park, Route 4
Enfield, New Hampshire

NOTICE OF ANNUAL MEETING OF UNIT OWNERS

Dear Unit Owner:

The By-Laws of the Shaker Landing Condominium Declaration require that there be an Annual Meeting of all unit owners. Hence, you are cordially invited to attend the 2017 Annual Meeting of the Shaker Landing Condominium Association of Unit Owners. The Meeting will be held at 9 am on Saturday, August 26, 2017, at the Enfield Community Building Hall- Huse Park, Route 4, Enfield, New Hampshire, for the following purposes:

AGENDA

1. Call Meeting to Order
2. Report on attendance in person and by proxy.
3. Establishment of a Quorum.
4. Approval of Minutes of the August 27, 2016 Annual Meeting
5. Consideration of the Financial Report and Budget
6. Consideration of the Report from the Board of Directors
 - a. Capital Repairs and Replacement Program
 - i. Sewer improvements — Bid status Pathways Report -Pump(s) & Tank(s)
 - ii. Roof replacements –
7. Bylaw Vote- Approved & Recorded
8. Rental Rules – Minimum Term of Rental 90-days effective January 1, 2017.
9. Consideration of Committee Reports
10. Consideration of Priorities for Next Year
11. Voting to fill any vacancies/expiring term(s) on the Board of Directors
 - Current Directors:

Sue Broadhurst	Term Expires 2019
Bob Chorney	Term Expires 2019
Bev Sletten	Term Expires 2017
Sandy Orr	Term Expires 2018
Walter Wyland	Term Expires 2018
12. Resident/Owner input and any other business as may properly come before the Meeting or adjournment thereof.
13. Adjournment

This document contains items including the Notice, Minutes of August 27, 2016 meeting, agenda, and proxy statement for this year's Meeting, as well as a current report from the Board of Directors.

PLEASE NOTE: The Board of Directors wishes to bring to your attention the fact that the By-Laws provide that a Unit Owner shall be deemed to be in good standing and entitled to vote if, and only if, the Unit Owner has paid in full (monies received and recorded on the Association's Books) at least three (3) days prior to the date fixed for the Annual Meeting all common charges and other assessments, together with all interest, costs, attorney and other legal fees, penalties and other expenses lawfully made, levied and properly chargeable against such Unit Owner and/or Unit Owner's Condominium Unit by the Board of Directors. Based on the foregoing, the Board has directed that all payments this year must be received by 5:00 pm, local time, on Thursday, August 24, 2017.

BOARD OF DIRECTORS REPORT '16 – '17

September 2016 - August 2017

OFFICERS & DIRECTORS

- Sandy Orr was re-elected President
- Bev Sletten - She was elected to serve as Secretary.
- Walter Wyland- elected Treasurer

FINANCIAL REPORT

- Financial records (enclosed); report to be given at meeting.
2016 Tax return prepared and filed in a timely manner.
- Copies of all CDs are placed in our rented safety deposit box at Lake Sunapee Savings Bank, Lebanon, NH

RESERVE FUND INVESTMENT REPORT

- The investment strategy has been continued by the Board using CD's laddered to allow flexibility of maturity to use them to address capital needs.
- The Board continues to follow the practices recommended by CAI - Reserve Funds: How & CDs continue to be the best investment for future years to assure safety of principle and flexibility.

ENGINEERED SEWER PUMP STATION & BACKUP GENERATOR & OTHER CAPITAL PROJECTS.

Pathways Consulting is seeking bids for the SLCA new revised sewer pump station and back-up generator. Pathways has submitted plans to the NH DES. Bids are anticipated to be received in early September after a 30-day bid period. This project is in tandem with the Rt. 4A Enfield sewer expansion project which is addressing the Lakeview Condominium sewage improvement needs.

Duplex chimney exterior cladding cricket modification contract is completed within budget limits for buildings based on leak history for 6-units. (7-1, 15-1, 15-2, 25-2, 27-2 & 29-2). This work was completed during the Fall of 2016. DKM Consulting did the inspections for this work. Buildings 43 & 45 and 25-2 have addition roof and tar seepage issues which are being addressed in the next few weeks.

WEBSITE - Shaker-Landing.com

The Board continues to retain the services of Dimentech, Warner, NH to be the webmaster. Working with the Board and Management the site regularly posts pertinent information regarding Board Minutes, Budget and notices as directed by the Board.

- This site is highly accessible, holds condominium documents, and can be cost-saving to the owners by reducing cost of mailing items.

SITE MAINTENANCE & IMPROVEMENT

The exterior repairs and painting program continued this year with building 47 and 25 completed with power washing, repairs and retaining.

Trees evaluated; those at greatest risk for falling will be marked and removed.

- Erosion control measures will be implemented in areas requiring attention. Repair work and stone replacement on paths is done as needed.
- Storm drains are cleaned annually.
- The grounds and snow removal contractor TNT Grounds Maintenance, has continued

their work. Effort continue to maintain the cutting along the boundaries and clusters of trees and bushes of our property.

- Trash & Zero sort recycling dumpsters- PLEASE - DO NOT LEAVE ITEMS OUTSIDE THE DUMPSTERS.
- Routine Pest Control Service perimeter treatment applied to all 13 buildings.

INFRASTRUCTURE ISSUES

As approved by the Owners at the Special Meeting in July 2016, Pathways Consulting

Engineering has move ahead with the planning and re-bids for the lift pump system & backup electric generator for sewer waste. The goal once again is to have construction under way this fall. The financing of the project is currently be reviewed by the Board with an effort toward long term financing. The Board will continue to seek government grants and loans and/or competitive bank financing.

In a spirit of cooperation, the SLCA Board did approve an easement to the Town of Enfield for the Rt. 4A force sewer main to run about 8' under Landing Drive to the manhole above building 37. This both expedites the construction schedule for the project as well as reduce cost of the project.

INSURANCE

- Policy renewed with Goss Logan, Lebanon NH; liability coverage increased. The Association's deductible is \$5,000. Owners are reminded to have Loss Assessment coverage of at least that amount on their own property insurance.

COMMITTEES

- Volunteer efforts are always much appreciated. Volunteers over the years made wonderful enhancements to the community including Board members, to grounds volunteers clearing brush and adding color by planting flowers. Special thanks to volunteers who built a composting crib and picked weeds from the beach!

RULES & BY-LAWS

- Various owner Rule Violations resolved throughout the year
- Rule Modifications to comply with By-Laws are in progress with the Board finalizing specific language.

BOARD PRIORITIES FOR NEXT YEAR

- Develop essential priority list and funding proposals
safety issues:

Waste Water pump station system with back-up electrical generator in event of power outage & hook-up to town sewer

Repairs to units experiencing tar drips in their units

Repair flashing around skylights as needed.

Address ongoing erosion problems by developing storm water management plan

SLCA OFFICIAL PROXY FORM

I, (print name) Unit # _____ Constitute and appoint to be my proxy holder for the purposes _____ of electing a member to the Board of Directors, and voting on all other business to lawfully come before the Annual Meeting of the Shaker Landing Condominium Association to be held Saturday, August 26, 2017, at 9 am, local time, at the Enfield Community Building Hall, Huse Park, Route 4, Enfield, NH.

The above named and designated proxy holder has the authority to vote and act for me to the same extent that I could if personally present, with full power to cast the number of votes that ownership entitles me to cast, and I do hereby further authorize my proxy to use his/her best judgment in voting for me on all matters which properly come before this Meeting, or any adjournment thereof, and to act for me in my name, place and stead as fully as I could act if I were present, giving said proxy full power of substitution.

Executed on (date) _____

Owner signature _____

Witness to Signature _____

- NOTE 1 : Only a member of the Board of Directors or other unit owner may be chosen to act as a proxy holder. A non-owner may not be chosen.
- NOTE 2: This proxy must be fully completed (leaving no blanks) and be dated, signed and the signature witnessed in order to be valid. (Witness does not need to be a notary.)
- NOTE 3: This proxy is valid only for the Meeting for which it is given and any lawful adjournment thereof.
- NOTE 4: The Unit Owner must give or mail this proxy to the person designated as his/her proxy holder. The proxy holder must present it to the Secretary at the Annual Meeting, August 26, 2017.