

Shaker Landing

Summer News Bulletin June 2015



Announcements

- * **Community Campfire Dates:** July 4th and the evening of our Annual Meeting. Informal drinks/potluck supper at campfire site at 6 pm. Contact: bevsletten@comcast.net
- * **Annual Meeting** will be 9 am, Sunday, August 23rd at the Enfield Community Building.
- * **One dock available to rent!** Contact: Sandy at Jordandorr22@gmail.com

Updates

- * **Septic Project:** Finally, we have something to report! The sewer line mapping was done June 17 and 18. The next stage of this project will be the design of the mitigation and bidding the project. We are hoping that can be fast tracked!
- * **Roof System Project:** This has met many obstacles. Only 2 of 8 companies showed up for the site visit, which was later in the season than we hoped. Only one submitted a bid. Tim reopened the bidding process to get us the most competitive pricing. He has worked tirelessly toward this objective all of June. He feels that we may need to simplify the work scope to make the job more attractive, and rebid the work earlier in the season (next) when contractors are not out-straight on other work.
- * **Special Meeting:** Because everything has taken so much longer than we had hoped, there will not be enough time to have a special meeting (allowing a month for the Advisory Committee to work on financial alternatives). Thus, both Septic and Roof Projects will be discussed at the Annual Meeting.

Reminders

- * The use of grills on porches/decks is strictly prohibited (*2010 Notice from our Insurance Co.*) and should be 10 feet from any wooden surface (*Town of Enfield Fire Code*).
- * Owners must provide life-jackets for all persons using watercraft. (*NH State Law*)
- * Any fires (including fire pits) at Shaker Landing require Board Approval.

- * We cannot dive off the swimming dock or any of the docks. (2010 Notice from our Insurance Co.)
The water is too shallow. Please observe all other notices posted at the beach.
- * Please do not feed the geese. For sanitary reasons, we are allowing the grass to grow along the shoreline to discourage them from coming onto the Shaker Landing lawn.
- * Inside unit modifications which puncture outer wall (such as installing a pellet stove) requires Board approval.

Summary of Topics Discussed at 6/15/15 SLCA Board Meeting

- * Financial Overruns: Discuss options with owners at Annual Meeting. Concern: large unanticipated expenses such as those we had last winter (electrical, multiple leak repairs, cranes for roof raking, etc.)
- * Insurance Inspector: No word yet on when he will visit our property.
- * Newsletter: Send out with updates and summer announcements.
- * By-Law Revisions: Proposed changes to NH Condominium Act were not approved by the NH legislature this spring. However, suggestions by Tim to correct ambiguity should be voted on at 2015 annual meeting, and a committee to study/draft/recommend further updates formed.
- * SLCA Rules has some misinformation and other rules not compatible with town and insurance regulations. Make the immediate changes required; form committee at Annual Meeting to recommend other rules changes.
- * Lawyer: Board feels need for condo specialist lawyer. Sandy, Bev and Jeanne met one who stood out as such a person who was also affordable. Board reviewing his proposal.
- * Website: Ray continuing to forward more information for posting.
URL ...shakerlandingcondo.com
- * New Landscaper: Outstanding so far!
- * Next Board Meeting: Monday, July 20, 2015 at 5 pm. Orr's unit 33-3.
Agenda will be posted on website prior to meeting.

Note: Board Meeting Minutes are posted on the website after approval at the next board meeting.