

Annual Meeting Report
S.L.C.A.

Introduction: As we have discussed in many Annual meetings, one of the primary roles of the Association and its Board is to preserve, and hopefully increase the value of our investment in Shaker Landing. The Board is responsible for planning and funding improvements to the physical plant to maintain the value of our condominium units. It is also responsible for the maintenance of the grounds – winter and summer. Shaker Landing is a well-kept secret around the Upper Valley, and we enjoy a unique beautiful lakeside campus. The appearance of our grounds and landscaping enhances the value of our investment. A rough guess is that we are responsible for an asset with a value in excess of \$6,000,000.

The Landscape and Grounds Committee was formed earlier this summer, with this in mind. Gary Best, Ann Winters, John Schumacher, Ann Byrne, and me, serve as its members. Ray Stanford participates in most of our meetings. The two Anns are concerned with the gardens and decorative shrubs and plantings. Gary, John, and I work with Ray on the overall maintenance of the lawns, pathways and roads – winter and summer. John Chairs the “Beach and Waterfront Committee”. WE ARE INTERESTED IN ADDING YOUR NAME TO OUR LIST OF VOLUNTEERS whether or not you have a “Green Thumb”. Strong backs would be equally helpful!

Here’s a brief summary of our activities to date:

- (1) Gary Best, John Schumacher, Ray Stanford, and I toured the complex to identify problems. We cataloged those (many) and summarized them in our notes to the Board and committee members.
- (2) We research deeds and maps of the SLCA property, confirmed the property boundaries, and identified the “elements” of the property that require maintenance: the lawns, roads and pathways, woodlands, and woodland buffers. We described the maintenance that we expect to be performed in each.
- (3) We studied the By Laws of the Association and the major contracts for management and maintenance with Moseley and DeGrasse. We identified the tasks included in the signed contracts that weren’t being accomplished. We agreed that there was a lack of supervision and quality control for the maintenance operation.
- (4) We compiled a list of “Questions, issues and suggestions” for contemplation and action that has served as our “To Do” list. All of these materials will be made available to anyone who cares to see them.
- (5) Ray, Jon Fox of Fox Tree and Landscape Services, and I toured the complex evaluating trees that required trimming, cabling or removal. The list proposed by Fox was prioritized, and it is the general consensus of the Committee that the entire list should be accomplished over a period of years, depending on the budget funds available. The initial estimate of the cost was just under \$10,000. Priorities were set according to the degree of risk there would be to Association buildings if the recommended maintenance is NOT

performed. We recommended that every attempt be made to save and prolong the life of major trees if that's possible. As trees are one of our extraordinary assets, we expressed the hope that when a tree was removed, a significant new one is planted.

- (6) We asked Ray Stanford to review the budget and report to us the amount left in the budget for this year to cover summer and fall maintenance costs. According to his calculations we have \$4,300 to spend between now and the end of the summer/fall season.
- (7) Priorities: Without ranking them in precise order, the Committee's priorities for this year and next are:
 - a. A comprehensive plan to address drainage issues.(Some of the following will be delayed until that situation is addressed.)
 - b. A priority listing of trees to be trimmed, removed, or maintained.
 - c. Defining our property and its elements and our expectations for maintenance precisely enough for Moseley to put together a Request for Proposal for winter and summer maintenance to present to several vendors. Ray and I will work on developing a presentation for the Board.
 - d. Beach Issues: John Schumacher is the Beach Committee Chair and will share his observations with you. The majority of the committee feels that the beach is an important part of the Shaker Landing landscape and should be attractive and welcoming for our children and grandchildren.
 - e. Completing the pathway light-replacement project, hoping that alternative designs that broadcast light more widely might be found.
 - f. Trash Disposal: Seek a more efficient and less costly way to collect and dispose of lawn trash (limbs, grass clumps, leaves, etc.) Perhaps involving volunteer efforts by residents in each neighborhood.
 - g. Landscape maintenance: Develop a plan to handle the finer landscaping demands of the various elements of the property with periodic efforts to weed, trim decorative plantings, remove invasive species, cut back unwanted brush, saplings, etc. and develop attractive and well-defined buffers between pathways and lawns, lawns and woodlands, parking lots and woodlands, etc. and to introduce more informed maintenance for these unique features. All of this within the budget limitations, and with professional advice where required.
 - h. Develop guidelines and rules for landscaping individual condominium units, offer advice to those who wish to add landscape features, and propose a plan for dealing with those that aren't maintained properly

These recommendations and priorities have been shared with Ray and The Board, and it will be their chore to develop the budget to fund these efforts as they are more clearly defined.

I repeat _ IF you are willing to participate as a volunteer in your neighborhood, PLEASE let us know. There's a LOT to do!

Questions or Comments?

