

SHAKER LANDING CONDO ASSOCIATION  
BOARD MEETING 1/11/12

ATTENDEES:

KEVIN ALBERT  
MARY JO MULLIGAN-KEHOE  
PENNY EDWARDS  
ROB DAVIDSON  
SCOTT GILMORE  
RAY STANFORD

CALLED TO ORDER: 7:03 PM

NO SLCA OWNERS PRESENT

I. APPROVAL OF MINUTES:

KEVIN MADE A MOTION TO APPROVE THE 12/19/11 MEETING MINUTES AS WRITTEN, SECONDED BY ROB AND SCOTT, ALL IN FAVOR, NO OPPOSED, SO MOVED.

II. FINANCIALS:

A. MID-MONTH UPDATE (AS OF 1/11/12): REVIEWED ACCOUNTS RECEIVABLES, AND CASH DISBURSEMENTS

1. DELINQUENT ACCOUNTS REVIEWED

a. PROPERTY LIEN STATUS: LEGAL COUNSEL HAS MOVED FORWARD WITH COLLECTION PROCESS.

b. REMOVAL OF A LIEN: COST SHOULD BE CHARGED TO OWNER

2. CHECKING: \$6,014.22

3. SHORT TERM RESERVE: \$1,991.28

4. LONG TERM RESERVE: \$7,193.53

DISCUSSION: MOVING ALL SLCA ACCOUNTS TO SERVICE CREDIT UNION

5. CURRENT BALANCE OF CD'S: \$84,784.44

B. STATEMENT OF INCOME: REVIEWED LINE ITEMS

1. DECEMBER END OF MONTH OPERATING CASH: \$0.00

2. CD PURCHASES: \$18,000.00

C. OPERATING INCOME / OPERATING EXPENSES FOR 2011: REVIEWED

DISCUSSION: WAYS TO TRIM BUDGET, MOSELEY TO GET SEPTIC SLUG REPORT, MAY NOT BE NECESSARY TO PUMP TANKS ANNUALLY.

III. OLD BUSINESS

A. DUMP AREA: MOSELEY TO CONTACT DEGRASSE FOR REMOVAL OF DEBRIS BEHIND DUMPSTERS.

B. UNIT 37-1; OWNERS REQUESTED CLEANING COST FOR CURTAINS DAMAGED IN WINTER LEAK.

MOTION: MARY JO MADE A MOTION, SECONDED BY ROB, TO FOLLOW SLCA BYLAWS AND NOT PAY FOR DAMAGED PERSONAL PROPERTY, ALL IN FAVOR, NO OPPOSED, SO MOVED.

C. UNIT 47-2: LEAKING SLIDING DOOR - JIM SHIBLES ABLE TO CAULK DOOR AND STOP LEAK

D. UNIT 47-1: STAIRS TO SIDE DECK ARE ROTTING, MOSELEY TO HAVE EVALUATED

E. UNIT 11-1: CRACK IN BASEMENT WALL, MOSELEY TO EVALUATE

F. UNIT 11-2: BASEMENT IS RISING IN CENTER AND CEILING CRACKING, MOSELEY TO EVALUATE

G. UNIT 27 -2: PEELING PAINT, STARTED AFTER A RAIN STORM, MOSELEY TO EVALUATE

H. UNIT 25-2: RODENTS IN WALLS, JIM SHIBLES ADDRESSING PROBLEM

NOTE: MOSELEY TO CONTACT PEST CONTROL TO EVALUATE PROPERTY FOR PEST PROBLEMS AND QUOTE FOR DECON PLACEMENT.

I. UNIT 33-3: OWNER SUBMITTED SECOND REQUEST TO BUILD ON TO ROOF DUE TO RAIN RUN OFF, MOSELEY TO EVALUATE PROBLEM FOR POSSIBLE NEED FOR GUTTER OR RAIN DIVERTER.

J. SKY LIGHTS: EVALUATED BY MOSELEY, 6 UNITS WERE FOUND TO BE IN NEED

OF SKY LIGHT REPLACEMENTS. MOSELEY TO CONTACT OWNERS ABOUT FINDINGS.

DISCUSSION: GREEN MTN /A STEP ABOVE SKYLIGHT REPLACEMENT WAS VERY DISAPPOINTING. MOSELEY TO FOLLOW UP WITH OWNERS AND GREEN MTN THAT ALL CONCERNS HAVE BEEN ADDRESSED.

NO NEW SKY LIGHT LEAKS HAVE BEEN REPORTED.

K. GROUNDS CONTRACT: DISCUSSED POSSIBLE OPTIONS FOR REDUCING COST. MOSELEY TO GIVE SLCA A GROUNDS CONTRACT QUOTE.

CONCERNS: COULD BE A CONFLICT OF INTEREST, COULD BE ANOTHER DIFFICULT TRANSITION, MAY NOT BE ABLE TO GO BACK TO DEGRASSE IF PROBLEMS,

#### IV. NEW BUSINESS

##### A. CONDO RULES UPDATE:

##### 1. ANIMALS:

CURRENT: TENANTS AND GUESTS CAN HAVE NO PETS ON SLCA PROPERTY.

REQUESTED CHANGE: TENANTS BE ALLOWED TO HAVE PETS, AT OWNERS DISCRETION, AND MUST FOLLOW SAME RULES AS OWNERS, ALSO REQUESTED THAT GUESTS BE ALLOWED TO HAVE PETS ON PROPERTY, AS LONG AS ALL RULES ARE OBSERVED.

PET OWNERS: NEED TO ADHERE TO THE LEASH RULES, CLEAN UP WASTE, AND OBSERVE RULE OF NO PETS ON THE BEACH OR IN ROPED OFF SWIM AREA.

##### 2. BEACH: NO FISHING OFF SWIM DOCK DUE TO SAFETY ISSUES.

##### 3. BOAT AND WATER CRAFT: SEE UPDATED RULES

##### 4. BUILDINGS:

CHANGES: EXTERIOR DOORS AND WINDOWS HAVE TO BE APPROVED BY BOARD.

DISCUSSION: AIR CONDITIONERS, TO BE FURTHER DISCUSSED.

#### V. NEXT MEETING: FEBRUARY 23, 2012 @ 7 PM, 7 MASTRO LANE, ENFIELD, NH

#### VI. MEETING ADJOURNED: 8:53 PM

