

SLCA Board Meeting Minutes

Date ... 4/20/15

Attending ... Sandy Orr, Gary Best, Susan Broadhurst, Jeanne Childs and Ray Stanford, Mgr.

Agenda Topic	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order at 5:03 pm at the Orr unit 33-3, Shaker Landing.		
Quorum:	4 Board Members present		
Minutes:	Minutes from Board Meeting on 3/16/15 M: Gary Approved 4-0		
Financial Report	Ray reviewed the financial report. It was noted that the electric bill is over budget. Heat cables should be disconnected now.	Ray	ASAP
BUSINESS (Old and New)	<i>In order of priority</i>		
Special Meeting 2/21	Tom Byrne posed correction to minutes that the Advisory Committee was included in a motion by Michelle Jones. Secretary's notes reflect it was moved that this committee be established and there was general approval consensus. However, it was not included in the final motion made (quoted verbatim in minutes) and voted on. The Board affirms there is no dispute that the committee was authorized at that meeting.		
Pre-bid meeting with Tom Little 4/15/16	Board Members, Reserve Study Financial Advisory Committee Mbrs. (Bob Chorney, Michelle Jones, Mike Hoar, Tom Byrne, Rob Davidson), and Ray convened with Tim Little at Orr's unit on 4/15/16 at 5:30 pm. Among the topics Tim addressed are the following: <ul style="list-style-type: none">- Very strong guarantees (materials, contractor, Noblin's). Oversight/advocacy from Noblin for any problems. Get exact guarantee wording.- Triplex deck sizes/shapes: Awkwardness of deck layout as is; squaring off to 12x20 is preferable. Requires owner vote at special meeting.- Eliminating some ground level decks and replacing with pavers. Lower maintenance.	Jeanne	ASAP

- **Siding above roof:** vinyl (lower maintenance than wood) and lighter colors (don't fade as much) preferable.
- **Skylights:** can be removed or replaced (Velux is specified.). Owner billed for materials and finishing of interior if skylight is deleted.
Idea: put lights/fans in former skylight spaces.
- **Metal roofs:** more expensive but lower maintenance. Guard rails would protect against fast slides.

Grounds Contract	Ray reviewed the bids from 4 companies. TNT selected. Begins ASAP. M: Sandy Approved 4-0	Ray	ASAP
Triplex Windows: Upgrade Path	Jeanne presented research done for the windows in her unit. It is timely for owners to upgrade their windows above roof-line when the roof systems are replace. Ventilation and energy savings improved. Jeanne was asked to get specifications/costs for triplex building units. Board will review and report will be available to owners.	Jeanne	ASAP
Septic System	Ray will contact Carlos A. Quintal PE for project update.	Ray	ASAP
Web Page	Dan Watts back from his vacation; website should be up and running by next board meeting.	Ray	ASAP
Bank Loan	Very favorable rates obtained by Ray in preliminary discussions with Avidia Bank. Ray will follow-up.	Ray	ASAP
Adjourned	7:01 pm M: Jeanne Approved 4-0		

NEXT BOARD MTG **Monday May 18, 2015, at 5 pm** Orr's (Unit 33-3)

Jeanne Childs
SLCA Secretary