

# SLCA Board Meeting Minutes

Date ... 6/15/15

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

Agenda Topic	Action/Follow-up	Resp. Person	Due
<b>CALL TO ORDER</b>	Meeting called to order at 5:10 pm at the Orr unit 33-3, Shaker Landing.		
<b>Quorum:</b>	5 Board Members present		
<b>Minutes:</b>	Minutes from Board Meeting on 5/18/15 M: Bev Approved 5-0 Post on Website.	Ray	ASAP
<b>15 Minute Open Forum</b>	No one came.		
<b>Financial Report</b>	Matured CD for \$17,000 cashed in to cover current capital expenses. Insurance claim when settled may recover some of costs. Dock fee bills will be sent out this week. One dock is unrented. M: Bev Financial Report Approved 5-0	Ray	ASAP
<b>BUSINESS (Old and New)</b>	<i>In order of priority</i>		
<b>Capital Projects</b>	<b>Septic:</b> the system mapping will finally be accomplished this week. Proposal and bidding to follow.  <b>Roofs:</b> Tim still working on getting us four competitive bids. The three roofs actively leaking have been “patched”. Ray not sure they will sustain another winter. Hope this fall we can replace the roof systems on the most serious.	Ray; Bob Sletten	Wed./Thu.
<b>Special Meeting and Annual Meeting</b>	There will not be enough time for the Advisory Committee to review bids and make financing proposals before the Annual Meeting. Hence there will be no Special Meeting prior to the Annual Meeting to be held Aug 22 or 23, 2015, at 9 am. at the Enfield Cmty. Center.	Ray	ASAP

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<b>Insurance Inspector</b>	No date notification yet for this inspection of our property.		
<b>Newsletter</b>	We have been wanting to send updates out every other week to owners, but all the project delays have left us with no news. However, let's recap where we are with our projects and make summer announcements.	Jeanne	ASAP
<b>By-Laws Revisions</b>	The proposed changes to the NH Condominium Act were not approved by the NH legislature this spring. However, there are changes which need to be made as identified by Tim (i.e. windows, deck dimensions). Board Members will review By-Laws by the next meeting to note most urgent. A committee will be formed at the Annual Meeting to study/recommend other updates.	Board	July 20
<b>Rules</b>	Our rule sheet needs revision; items have been identified which are not compatible with the insurance and town regulations. We will ask owners to contribute their recommendations at the Annual Meeting, perhaps forming a rules committee.		
<b>Lawyer</b>	At the NE Condo Expo on April 30 in Boston, Sandy, Jeanne and Bev heard presentations from firms specializing in condominium law. One stood out to us and has made a proposal for providing advice and education. The Board is asked to review Frank Flynn's proposal.	Board	July 20
<b>Website</b>	Ray: continuing to post more items URL <a href="http://shakerlandingcondo.com">shakerlanding condo.com</a>		
<b>New Landscaper</b>	Outstanding so far! "Best we have seen in years." Gary Best		
<b>Meeting Agenda</b>	Upcoming Board Meeting Agendas will be posted on website ahead of meetings.	Ray	ASAP
<b>Owner Unit Modification</b>	Remind owners: inside modification which punctures the outer wall (such as installing a pellet stove) requires Board Approval.	Newletter	

- Annual Meeting** (*pro.*)
- (1) Capital Projects
  - (2) Options on how to finance unanticipated expenses such as those we had last winter.
  - (3) By-law revisions
  - (4) Rules revisions
  - (5) Insurance as it relates to owners
  - (6) Website
  - (7) Landscape status

**Adjourned**                      **6:15 pm   M: Gary Approved 5-0**

**NEXT BOARD MTG**                      **Monday, July 20, 2015, at 5 pm   Orr's (Unit 33-3)**

Jeanne Childs  
SLCA Secretary