

Attending....Sandy Orr, Gary Best, Tom Byrne, Bev Sletten Bob Chorney and Ray Sanford, Mgr.

Agenda	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order at 5:30 pm at Gary Best’s condo (27-1)		
Quorum:	All present		
Minutes: 2/15/16	M: Sandy Approved 3 Abstained 2		
Special Meeting Minutes 2/20/16	M: Bev Approved as amended 4 Abstained 1		
Visitor Forum	No visitors		
Treasurer’s Report	<p>Ray reviewed the Operating Budget for the month and two months ending on February 29, 2016. It was noted that the cost for electricity is under budget. Tom suggested that some of the money not used in account 5116 for other snow removal be used for raking since many leaves have fallen since the last raking. The Board discussed the five CD’s coming due in April. Sandy made a motion to cash in and not roll these over until we close on our loan.</p> <p>M: Sandy Approved 5-0</p> <p>Gary made a motion to accept The Financial Report.</p> <p>M: Gary Approved 5-0</p>		Ray April 2016
BUSINESS (Old)			
Insurance Update	Ray reviewed the proposed policy from Goss-Logan Insurance Agency. He		

noted that our deductible has been raised to \$5,000 because of the number of claims for roof repairs made in the past. Sandy made a motion to accept Goss-Logan's proposal for one year.

M: Sandy Approved 5-0

Ray again suggested that owners should check their Homeowners Insurance Policies to make sure they include a loss assessment coverage H0-6. Sandy made a Motion that Moseley ask each owner for a Certificate of Insurance.

M: Sandy Approved 5-0

Ray ASAP

T-N Update

Gary made a motion that the Board accept Trumbull-Nelson's contact as written for the roof repair on Building 35/

M: Gary Approved 5-0

The Board discussed its desire to see what is under the roof on Building 35 once the roof is removed so that the Board can decide if there is a better or more economical way to repair triplex roofs in the future. Gary made a motion to have Ray inform Trumbull-Nelson that the Board would like to be informed in advance of this event.

M: Gary Approved 5-0

Bob expressed concerns about how rot and wire conduits will be handled with the insulation in the roofs. Ray will check with Trumbull-Nelson on this.

Ray ASAP

The Board discussed the need to find someone who is knowledgeable who can oversee the reroofing project on Building 35 as well as the roof that DAYCO is scheduled to repair on Building 47. A project manager could document and analyze what is found under the roofs, consider options and make recommendations that would guide the Board in the future. Gary made a motion that the Board spend up to \$2,500 to hire such a project manager.

M: Gary Approved 5-0

Ray & Tom ASAP

BUSINESS (New)

Loan for Repairs

Ray presented the loan proposals from both Avidia Bank and Lake Sunapee Bank. After reviewing both proposals, there were some concerns expressed that the numbers did not seem to make sense. Ray will go back to the banks to have them clarify the terms of the loans.

Ray ASAP

Five-Year Plan

The Board discussed Tom's presentation at the Special Meeting regarding progress on planning for Capital Improvements that had not been covered in detail in the the minutes. Tom shared his summary document of points covered in his presentation. The Board agreed to attach the document to the minutes as a summary of progress on the Five-Year Plan.

Update on Docks

The fees for the docks will be \$251.40 this year. This amount is based on the operating cost for instalation and repair divided by the number of docks. Sandy requested that the docks on the north side be moved. He will put up stakes marking the new locations. He also asked if the docks could be put in earlier this year since spring has come early this year. Ray will check into this.

Ray ASAP

Other Concerns

Tom expressed his concern for the beach erosion that has occured over the winter. He asked it this could be included in the Pathway drainage study. He also said that he would check UNH to see if there were students available to advise us about solutions to stem this erosion.

Tom & Ray ASAP

Tom also expressed his concerns about the path that TNT is using to bring their truck on to the front lawn. Tom or Ray will contact them to inform them that they should be using the driveway at the end of Landing Road when they need to drive on the front lawn.

Tom or Ray ASAP

Gary asked for clarification on what is planned for the duplex repairs in 2016. The \$15,000 budgeted will be used to repair roofs on 15-2 and 27-2. If there is money left over, the roof on 7-1 will be repaired.

AJOURNED

7 :40 pm M: Gary Approved 5-0

NEXT BOARD MTG

Monday, April 18, 2016 at 5:30pm

Beverly Sletten
SLCA Secretary