

SLCA Board Meeting Minutes

Date ... 5/16/16

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

Agenda	Action/Follow-up	Resp. Person	Due
--------	------------------	--------------	-----

CALL TO ORDER	Meeting called to order at 5:37 pm at Gary Best's condo (27-1)		
---------------	--	--	--

Quorum:	5 Board Members present		
----------------	-------------------------	--	--

Minutes: 4/28/16	M: Tom Approved 5-0		
-------------------------	---------------------	--	--

Visitor Forum	<p>No visitors. Sandy had a request from a resident to bring before the Board. She asked if a few tables could be placed near the mailboxes on Enfield's Town Yard Sale Day in late June to be used by residents if they wished to participate in the yard sale.</p> <p>M: Bev Approved 5-0</p>		
----------------------	---	--	--

<p>It was suggested that Ray have a note placed with the next monthly dues informing owners of the date of this event, the placement of tables and the recommendation that cars be sent to the reserve parking lot.</p>	Ray	June
---	-----	------

Sandy will inform the requesting resident of the Board's decision.	Sandy	ASAP
--	-------	------

Treasurer's Report	Gary asked for clarification on several items in the budget. Ray responded to his questions by answering or explaining the items questioned.		
---------------------------	--	--	--

<p>Gary asked why the money from cashed CDs has not been reinvested as per the Boards decision made at the April meeting. Ray responded that this can be done at Lake Sunapee Bank at the same time that the Board closes on the loan. It was determined that \$30,000 will be used to purchase 3 CDs. (\$10,000 in a 60 day CD, \$10,000 in a 90 day CD and \$10,000 in a 180 day CD.) The remainder will be placed in an operating account.</p>		
---	--	--

M: Bev Approved 5-0

A motion was made to accept the Treasurer's Report with the amendment that items left blank from year to date will be filled in.

M: Gary Approved 5-0

Ray presented the terms of the loan that SLCA will be receiving from Lake Sunapee Bank. SLCA will be borrowing \$125,000 with an interest rate of 4.25%. The loan will be for 5 years with an additional 6 months of interest only (66 months in total). The loan origination fee will be \$350 due and payable at closing. There is no penalty for pre-payment. The Board moved to accept the conditions of the Lake Sunapee Bank loan.

M: Gary Approved 5-0

Ray will communicate with all parties involved with the loan to set up a closing date.

Ray ASAP

The Board moved to give Jack Moseley and Ruth Roylance authority to act as agents of SLCA in all matters concerning its loan and accounts with Lake Sunapee Bank.

M: Sandy Approved 5-0

BUSINESS (Old)

Roof Work

Ray and Tom gave the Board an update on roof work to be done on Building 35 and Unit 47-1. As it currently stands, T-N is scheduled to begin work on Building 35 around June 1, 2016 and it estimates that the job should take about a month. T-N's work on Unit 47-1 will be coordinated with DAYCO.

Tom relayed T-N concerns about the quality of the IKO shingles that are scheduled to be used on the roof. There have been some problems with these and T-N is now recommending using CertainTeed architectural shingles

instead. These have a better reputation and warrantee .These would cost an additional \$3,000. A motion was made to switch the shingles to CertainTeed making sure to match the current color.

M: Tom Approved 5-0

Project Manager

Tom and Ray discussed the bids (or lack thereof) in response to the Requests for Proposals for a project manager to oversee roof work on Building 35 and Unit 47-1. Only one firm bid was received. That one bid was from DKM Consulting for \$3,200 which the Board agreed was too high.

A motion was made to hire DKM if they agreed to do the job for a sum not to exceed \$2,500.

M: Gary Approved 5-0

Duplex Roof Repairs

Ray reviewed the proposal from Home Partners for chimney repairs and reroofing the duplexes. The feeling of the Board was that their Proposal was too high and more bids should be sought.

Gary felt that the focus should be on repairing the chimneys on the buildings that have had leaks. There was a discussion as to which buildings should have priority. Buildings 7, 15, 27 and 29 were mentioned.

Ray will seek other bids for the chimney work.

Ray ASAP

Request Withdrawal

Sandy presented his letter requesting that his request to replace his deck with a patio and place drains where part of the deck currently lies. The plan would change the current footprint extending the patio into common land. Sandy withdrew his plan because there seemed to be disagreement among Board members over whether the Board or the Association had the authority to do this. Tom felt that, in his review of the SLCA By-laws and the

NH Condominium Association Laws, the authority lay with the Association but requires a 75% vote of approval by the owners. Tom added that the established procedure in our Bylaws for requesting such a physical improvement was to submit the request to the Board with detailed documentation, and for the Board to take up to 30 days to review and approve or deny the request. The review would necessarily include determination that the request is legal and in accord with the State of NH Condominium Law. If the Board does not respond in 30 days the petitioner is free to accomplish the improvement.

After some discussion it was determined that the Board would seek a legal opinion from Eric Jansen regarding this.

A motion was made to authorize the expenditure of up to \$500 to get a legal opinion as to whether the Board has the authority to make the extension of limited common area into common area.

M: Tom Approved 5-0

Ray ASAP

Sewer Update

Ray has a call into Pathways for an update on the sewer project. Gary and Sandy have seen Pathway workers on our property, surveying and trying to locate manhole covers.

Fire Pit

Sandy showed a picture of the fire pit that he was authorized to buy. A discussion ensued regarding where and how to place it. It was decided that this would be determined at a later time.

Spring Clean-up

Ray provided Board members with a copy of our contract with TNT for grounds work. Bob had concerns about depressed areas in the roads that turn into "ponds" when it rains. He also noted that there was a crack in Landing Road. Ray will contact Buggie to do grading in the parking lot and on the roads.

Ray ASAP

49

Tom reported that the Grounds Committee will do a Walk-Around the property on Thursday, 5/19/16 at 8 am and invited Board members to come along. He also expressed the need for his committee to have a shed to keep rakes, shovels, pots, etc. Ray will price sheds and get back to the Board with this information.

Ray ASAP

Updates

As soon as weather permits, painting on Buildings 43 and 45 will begin. Jim will make repairs on these buildings before they are painted.

Gary asked what had been done with insulating the back bathroom pipes in the Triplex unit 1s. It was decided that Ray will have Jim check with those owners to see if they have had frozen pipes. If they have he will insulate those pipes.

Ray ASAP

Gary asked if owners have been asked for Certificates of Insurance yet. Sandy suggested that proof of boat insurance should also be requested. Ray will send out a request for these.

Ray ASAP

BUSINESS (New)**By-laws Revision**

Sandy put this on the agenda because the Board has recognized for some time but our current By-laws are so complex that the task of revising them seems daunting. Sandy asked if we could pay a Board member to take on the task. Ray responded that Board members are not allowed to get paid. We definitely need a committee to take this on.

AJOURNED

7:39 pm M: Sandy Approved 5-0

NEXT BOARD MTG Monday , 2016 at 5:30 pm, Place to be determined.

Beverly Sletten
SLCA Secretary

7