

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

Agenda	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order at 5:30 pm at Sandy Orr's condo (33-3)		
Quorum:	4 Board Members present		
Board Resignation	Tom Byrne submitted his resignation, effective at the adjournment of this meeting. The Board accepted his resignation with regret and thanked him for his commitment to making SLCA a better place to live for all its owners. M: Sandy Approved 3 Abstained 1		
Minutes: 5/16/16	M: Gary Approved 4-0		
Visitor Forum	No visitors		
Financial Report	Ray reviewed the Operating Budget for the past month. A discussion ensued regarding what to do with the approximately \$8,700 budgeted for snow removal and roof raking but not used. Tom suggested that that amount be returned to owners. Others felt that that money should be put in reserves and carried over into the 2017 budget. A motion was made to do the latter. M: Gary Approved 4-0 Gary made a motion to accept The Financial Report for May. M: Gary Approved 4-0		
	Ray presented a Pre-draft Budget for 2017. The Board reviewed this and made some adjustments based on the timing of the sewer work to be completed by Pathways. A motion was made to accept the draft as amended.		

M: Gary Approved 4-0

Ray presented the Board with the loan application from Lake Sunapee Bank. The forms were signed by Sandy Orr, President and Beverly Sletten, Secretary. These will be returned to LSB.

Ray ASAP

BUSINESS (Old)

T-N Update

Tom reported that he walked around with Ed Friedman, checking on the completed roof work on building 31. Tom was very pleased with the work and clean-up. Sandy conveyed the positive responses he received from the owners of units in building 31. Ray reviewed the change orders from T-N for the upgrade to Certainteed shingles and the installation of 5 skylights.

DAYCO update

Once the roof was removed from the kitchen on 47-1, DAYCO made a change to the plan and put foam insulation on most of the roof. This change was made to alleviate a moisture problem. There will not be any additional costs as a result of this change.

Grounds Budget

The Board reviewed the grounds budget and decided to use some of the funds to purchase a picnic table and to have Jim build another canoe rack and to purchase and install pavers under the fire pit.
M; Sandy Approved 4-0

Chimney Work

The Board approved chimney and cricket work for units 7-1 and 25-2.
M: Sandy Approved 4-0

Request from 7-1

The owner of unit 7-1 has requested that he be able to replace his skylights. The Board approved the replacement with the stipulation that Home Partners

will install them since they have installed the others and they will provide consistency.

M: Sandy Approved 4-0

Legal Opinion

After reviewing SLCA By-Laws, Attorney Eric Janson is of the opinion that in order to change common land to limited use, the change must be approved by 75% of owners.

BUSINESS (New)**Tree Trimming**

The Board reviewed the events that led to the removal of trees from the area behind unit 7-2. It resulted from a series of miscommunications and assumptions. The owners of unit 7-2 and Knox Tree Service were stopped before they removed branches from the trees in front of units 43-3 and 45-1.

The Board approved having Theron trim the lower, dead branches on the trees in front of buildings 37 thru 47 for an amount not to exceed \$3,000.

M: Gary Approved 4-0

Special Meeting

Ray sent meeting notices out today informing owners of the Special Meeting to be held on Saturday, July 9th at 9 am at the Enfield Community Center for the purpose of getting approval of planning, designing, permitting and construction for the Town of Enfield/Shaker Landing pump station, including funding. Once the pump station is built the Town of Enfield will maintain it.

Annual Meeting

The Annual Meeting has been set for Saturday, August 27th. The Board will plan a work session prior to that date to prepare for the meeting.

Rentals

Tom expressed concern about short term rentals of units, such as those made through Airbnb. The Board decided to put the issue of short term and long term rentals on the Annual Meeting Agenda.

New Board Members

At the Annual Meeting in August, there will be three vacancies on the Board. These will consist of a one-year, a two-year and a three-year position. Owners need to be encouraged to serve on the Board.

Other

Tom renewed his request to have a shed purchased for the tools and materials used by the ground's committee. This will be put on the Annual Meeting Agenda to seek input from owners as to where this shed should be located.

AJOURNED

7 :00 pm M: Sandy Approved 4-0

NEXT BOARD MTG

Monday, July 11, 2016 at 6:00 pm

Beverly Sletten
SLCA Secretary