

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

Agenda	Action/Follow-up	Resp. Person	Due
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CALL TO ORDER

Meeting called to order at 6:10 pm at Bob Chorney's's condo (13-1)

Quorum:

3 Board Members present

Board Resignation

Gary Best 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 2 Abstained 1

Minutes: 5/16/16

M: Gary Approved 3-0

Visitor Forum

No visitors.

Sandy relayed Penny and Bob Edwards' (45-1) intentions to install propane tanks outside their condo. Sandy responded by informing them that the tanks would have to be installed by professionals and would need to be enclosed in lattice as others have been.

Martha Hough (33-1) has asked Sandy about installing new windows. Sandy will pass on the info gathered by Jeanne Child about new windows. Her plan will have to be presented to the board for approval before the work is done.

Sandy requested that Ray have Lawn Masters of VT spray weeds in the

paths.

Ray ASAP

Bob requested that some brush be cleared in the upper parking lot so that there will be enough room for up to 6 boat trailers to be backed in there.

M:Bob Approved 3-0

Since the Board had to pay extra to have Cassella Waste Management take our zero-sort recycling as trash because some owners and tenants have not been adhering to the procedures and have also been dumping furniture, etc. there, the Board directed Ray to spend up to \$600 for the following signs: TRASH, ZERO-SORT, NO FURNITURE and FOR RESIDENTS USE ONLY.

M:Bev Approved 3-0

Financial Report

Ray reviewed the Operating Budget for the past month. The replacement of the two roofs came in under budget. Once proposed roof work is completed the Board estimates that it will have approximately \$54,000 left to put back into CD's

Sandy made a motion to accept The Financial Report for June.

M: Sandy Approved 3-0

BUSINESS (Old)

Annual Meeting

Ray will sent out the notice for the Annual SLCA Meeting to be held on 8/24/16 By 8/5/2016. The agenda will include the proposed budget for 2017, a proposed by-law change and an update on roof work.

M: Bob Approved 3-0

Ray by 8/5/16

Tree Work

Ray invited Board Members to accompany him on Friday, 7/15/16 at 5:30 pm when he will do a walkabout of the property with Fox Tree Service. In addition to the removal of the tree that was downed by lightning, recommendations will be made for other tree work that is necessary.

Gary made a motion to spend up to \$5,000 for the removal of dead or dying trees.

M: Gary Approved 3-0

Welcome New Owners

Sandy proposed that the Board make an effort to greet new members and make sure that they are aware of the condo rules.

BUSINESS (New)**Roof Work**

Final bills have come in from Trumbull-Nelson and DAYCO. T-N has completed its work. DAYCO's work is finished except for the installation of skylights on 47-1. Home Partners will install the skylights, DAYCO will reflash after skylights are installed, and DKM Consulting will do the final inspection. Any excess cost that is incurred because Andrea Day changed her mind on skylights once roof work was begun will be charged to her.

The Board agreed that we should wait a year before more roof work is done on the triplexes so that we are sure that the roof work done on Building 35 solved the leaking problems.

Work on the duplexes will continue as planned. Home Improvement will be hired to repair the crickets on 9 chimneys and replace 16 skylights. And DKM Consulting will be hired to inspect the work.

M: Sandy Approved 3-0

Board Members

Sandy expressed concern that the Board has had two Board Members resign. An effort needs to be made to seek owners who would be willing to serve.

Sewer Update

Pathways will be hiring a master plumber to evaluate water meter installation to verify that the units are individually plumbed and not sharing cold water feeds.

AJOURNED

7 :50 pm M: Sandy Approved 3-0

NEXT BOARD MTG

Monday, August 8, 2016 at 5:30 pm

Beverly Sletten
SLCA Secretary