

Board Members in Attendance....Sandy Orr, Bev Sletten, Bob Chorney and Ray Sanford, Mgr.

Agenda                      Action/Follow-up

CALL TO ORDER                      Meeting called to order at 9:11AM by President Sandy Orr’s at Enfield Community Building

**Roll Call:**                              Owners Present: Jordan and Carol Orr 33-3, Michelle Jones 35-3, Chris and Sue Broadhurst 35-2, Tom Byrne 37-1, Walter and Melissa Wyland 37-3, Bob and Beverly Sletten 43-1, Ilene Venizelos 43-2, James and Joanne Rasmussen 45-2, Andrea Day 47-1, Ann Winter 47-3, Tim Stockton 7-2, Bob Chorney 13-1, Sherry Noyes 27-1.

Proxies: Martha Hough 33-1 (Sandy Orr), Scott Caunters 35-1 (Sandy Orr), Bob and Penny Edwards 45-1 (Bev Sletten)

Guests/Renters: Jim Shibles and Betsey Child 43-3.

**Quorum:**                              13 voting owners and 3 valid proxies

**Minutes 8/23/15:**                      Motion to accept minutes by Sue Broadhurst    Approved: Unanimous

**Financial Report:**                      Ray Sanford, SLCA Property Manager, reviewed the Financial Report as of July 31, 2016: Income Statement, Cash Flow, Short Term Reserves, Long Term Reserves, CD Report and 2017 Operating Budget.

Discussion:

- Because of the mild winter, there is an excess of \$12,000 that will be put into a contingency fund for future use. All that was budgeted for snow removal, roof raking and roof heating coils was not used.
- An expenditure of \$79,000 was made for the new roof on Building 35.

- Six chimneys and crickets on the duplexes is budgeted to cost \$29,000
- Any skylights that are leaking prior to the roof replacements will be repaired by the association using funds in the operating budget.
- In response to questions about the cost of the sewer project, it was stressed that our cost for our project will be kept separate from those of the Lakeview Condominiums.
- Both operating and capital expenses in the 2017 Budget will be covered by monthly fees. A 3% raise in fees will bring monthly fees next year to \$451 per month per unit.
- In addition to the money paid to Pathways for Sewer work next year, \$6,500 has been budgeted for drainage work to also be done by Pathways.
- A final budget for 2017 will be sent to owners in December.
- The Board will continue to work on the budget and a final proposed budget will be sent to owners in December of this year.

**Boards Annual Report:**

drainage issues

President Sandy Orr gave a summary of the Board of Directors Report and then opened the floor to questions and discussion. Focus was given to work done with Pathways to hitch up sewer to Enfield town sewer system., replacement of Triplex roof and repair of Duplex roofs and in addition to regular maintenance.

**By-Law Changes:**

would allow

Ray explained a proposed change to the SLCA Declaration (Seventh Amendment) that would allow for the conversion of common area to limited common area with Board approval. The proposal owners to expand their decks or patios under certain circumstances and guidelines. After several questions and discussion a decision was made to table the proposal at this time.

Ray explained another proposed change to the Declaration (Eighth Amendment) that would set a minimum of ninety days for leasing units. A discussion followed which centered on the rental of units on such web sites as Airbnb, VRBO, etc. Michelle Jones who has used one of these sites for short term rentals presented the positive features associated with rentals via these websites. Other owners expressed concerns about the short term renters who had rented during this past summer. After discussion on this a amendment, it was decided to table this proposal also at this time.

M: Michelle Jones                      Approved: Unanimous

**Committee Reports:**

Tom Byrne updated the Association on the grounds work that has been done over the past year. A

the special thanks was given to committee members, Tom Byrne, Ann Byrne and Ann Winter, for tireless work and energy they have expended on the grounds on our behalf..

**Priorities for 2117:** In the coming the year, the Board's priorities will be sewer hook-up, Duplex roof repairs, drainage issues and tree maintenance.

**Election of Directors:** Beverly Sletten's term ends in 2017. Two terms expire in 2016 and there are two vacancies that expire in 2018 that are open because members have moved.

Nominated for two year terms that end in 2018:

Sandy Orr (nominated by Bev Sletten)

Walter Wyland (nominated by Andrea Day)

Nominated for three year terms that end in 2019:

Bob Chorney (nominated by Bev Sletten)

Sue Broadhurst (nominated by Carol Orr)

Motion made to close nominations.

M: Bev Sletten      Approved: Unanimous

Motion made to accept the slate of candidates.

M: Walter Wyland      Approved: Unanimous

Tim Stockton and Jim Rasmussen volunteered to help on committees.

**Open Forum:** Betsey Child asked if Landing Road could be oiled to keep the dust down. This would not be possible because of the potential negative environmental impact it could have on the lake.

Jim Rasmussen asked if more docks could be added. Currently, we are at the maximum allowed for our shoreline.

**Adjournment:** Motion made by Bob Sletten at 11:43 AM to adjourn. Approved: unanimously.

Beverly Sletten,  
SLCA Secretary