

Attending....Sandy Orr, Sue Broadhurst Walt Wyland (on phone), 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 at 5:30PM		
Minutes: 8/8/16	M: Sue Approved 4-0		
Visitor Forum	No visitors. The Edwards in 45-1 have asked for an update on their door repair. Ray reported that a work order is in. He will check on it.	Ray	ASAP
Treasurer's Report	Ray reviewed the Operating Budget for the month. Operating Income is greater Than what is budgeted because some owners have paid their monthly dues early. Tree maintenance work has been paid at a cost of \$6,095. Chimneys on two Duplexes have been completed. Because of rot the final costs will be about budgeted amount. The Board should anticipate that rot will also be found when the final four Triplex roofs are undertaken and therefore the cost on those will also be above what has been budgeted. When the Skylight was installed on Unit 7-1, the owner did not order the extension jam. Ray will have Jim Shibles install this. Walter requested that in the future owners who are replacing skylights be told in advance that this piece needs to be ordered with the skylight.	Ray	ASAP

Currently there is approximately \$130,000 in Capital Reserves. The \$30,000 owed in bills will be taken from these reserves to pay them.

A motion was made to accept the Treasurer's report.

M: Sue Approved 4-0

OLD BUSINESS

Update on Pass Votes The SLCA Sign has had its light replaced.

Ray will order a sign to be placed on Building 35 and arrange to have it placed on the Building

Ray ASAP

Sandy has filled out a Request Form to reserve the Enfield Community Center for the Annual Meeting on August 26, 2017 at 9AM.

Enlarging of Decks

The Board reviewed the Proposed Eighth Amendment to the Declaration of SLCA, developed by Attorney Eric Jensen. After a brief discussion, a motion was made to send out a letter with a copy of the proposed amendment to owners, asking for written consent to amend the SLCA Declaration, allowing for the use of common land for deck extensions, patios and sun rooms, with Board approval.

M: Sue Approved 4-0

Ray ASAP

Trash and Recycling

Ray brought the signs that will be placed in the Trash and Recycling Dumpsters Area. Ray will arrange for these to be installed.

Ray ASAP

Sewer Update

The bidding process for the sewer project will be delayed until January or February to get the best price available. The next meeting at Pathways is set for at 10AM on 10/27/16. Sandy Orr will attend. He will seek input from Pathways regarding what kind of emergency generator should we purchase since our tank will have only about a five hour capacity should the electricity go out., as well as how best to fund the generator since the cost of this is not in the current budget.

Sandy 10/27/16

- Duplex Roofs** DKM recommends that the Board upgrade the specs for the remaining chimney work to be done on the Duplexes based on the problems that were encountered on the completed work. Ray ASAP
- Short Term Rentals** The Board approved the cover letter to be sent to owners informing them of the new Board Policy setting a minimum rental period of 90 days, The Policy will go into effect on January 1,2017.
M: Sandy Approved 4-0 Ray ASAP
- By-Laws** The Board asked Ray if he could provide us with copies of By-Laws from other Condos. These would help with our By-Laws revision. Ray ASAP
- NEW BUSINESS
- Open for Discussion** No new business
- AJOURNED 6:20pm M: Walter Approved 5-0
- NEXT BOARD MTG** **Monday, November 21, 2016 at 5:30 pm**

Beverly Sletten
SLCA Secretary