

Attending....Sandy Orr, Bev Sletten, Bob Chorney, Walter Wyland (via phone) 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		
Minutes: 12/19/16	M: Sandy Approved 3 Abstained 1 (Bev)		
Visitor Forum	No visitors.		
Treasurer’s Report	<p>Ray reviewed the Budget ending for the month and the year on December 31, 2016. Cash Flow has been good. We have Revenue ytd of \$137,400.53, Budget ytd was for \$137,775. And Expenses ytd of \$137,063.64. Less money was used than budgeted for due to the use of less electricity and snow removal. However, the cost for trash removal has been over what has been budgeted.</p> <p>Bob questioned if Casella has been charging for removal of brush and clipping from grounds work. Ray replied that the grounds budget includes that removal. He will check into this to ascertain why trash removal costs have risen.</p> <p>A motion was made to accept the Treasurer’s Report.</p> <p>M: Bob Approved 4-0</p> <p>Currently there is \$85,978.13 in Long Term Reserves and \$3,118.51 in Short Term Reserves. A motion was made to take \$25,000 from savings at Mascoma Savings Bank and buy a 3-month CD at Lake Sunapee Savings Bank.</p> <p>M: Bev Approved 4-0</p>	Ray	ASAP

BUSINESS (Old)

Update on Proposed Seventh Amendment

Ray presented the revised Proposed Seventh Amendment (previously referred to as the Eighth Amendment) to the Declaration of the Shaker Landing Condominium (that was drawn up by the Law Offices of Eric Jansen) as well as a cover letter that would accompany the Proposal when it is sent to owners for approval. A motion was made to accept the revised Proposal and the cover letter and to direct Ray to send both to owners along with a self-addressed stamped envelop.

M: Sandy Approved 4-0

Ray ASAP

Sewer Update

Bob, Sandy and Ray attended the last meeting at Pathways. Ray has gotten one estimate for the emergency generator for \$27,250. He will be seeking more quotes from other companies. He has been in contact with the Department of Homeland Security which has federal funds that are dispersed by the state. These funds would cover 50% of the cost of the generator. However, the money is only available to municipalities, not private entities. A motion was made to have Bob and Ray meet with Steve Sneider, the Enfield Town Manager, to request that the town assume the responsibility of the pump so that we can get the federal funds to help pay for the generator.

M; Sandy Approved 4-0

Ray & Bob ASAP

A motion was made to spend up to \$750 to have Pathways design and specify plans for an emergency backup system for the pump.

M: Sandy Approved 4-0

Ray ASAP

By-Laws Revision

Ray provided Board members with the By-Laws from Pinewood Village. He will provide copies of others in the future. A motion was made to have Board members review the By-laws of other Condominium Associations for discussion at our April Meeting.

M: Bev Approved 4-0

BUSINESS (New)

- Roof Repair Timeline** The Board plans to have repairs done in the spring on the following roofs: 45-3, 13-1 and 25-2. A motion was made to have Brian Roy of DKM look at the roof on 43-1 and give us an estimate to replace the roof before any money is spent to repair it. It might be more cost effective to replace as opposed to repair this particular roof.
M: Sandy Approved 4-0 Ray ASAP
- TNT Contract Review** The Board has not been satisfied with the grounds work performed by TNT this past fall and winter. The Board will review and discuss its contract with TNT at our April Meeting. In the mean time, Ray will research different ideas for the disposal of leaves since the Board prefers to pay TNT for on-site work rather than paying for the hauling away of leaves. Ray By 4/17/17
- Spring Grounds Work** Ray presented the bids from Devoid's Painting for painting Buildings 47 and 25. A motion was made to have Ray give Devoid's \$400 as a deposit for work to be completed this summer.
M: Sandy Approved 4-0 Ray ASAP
Bob reported that the walkway to Building 15 has gotten washed out, Ray will have additional stone placed here. Ray ASAP
- AJOURNED** 6:50 pm M: Bob Approved 4-0
- NEXT BOARD MTG** **Monday April 17, 2017 at 5:30 pm**

Beverly Sletten
SLCA Secretary