

SLCA Board Meeting Minutes

Date ... 5/15/17

Attending....Sandy Orr, Sue Broadhurst Walt Wyland (via phone), Bev Sletten, Bob Chorney, and Ray Sanford, Mgr.

Agenda	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order at 5:32 pm at Sandy Orr's condo (33-3)		
Quorum:	5 Board Members present		
Minutes: 1/23/17	M: Sue Approved 5-0		
Visitor Forum	No visitors.		
Treasurer's Report	Ray reviewed the Operating Budget for the past month. The two CDs that reached maturity on 4/28/17 at Lake Sunapee Bank were rolled over at the bank with a new maturity date of 7/26/17 at a rate of 2%. A motion was made to approve the Treasurer's Report as presented. M: Sandy Approved 5-0		
BUSINESS (Old)			
Bylaw Amendment #7	The Board has received approval from three quarters of the owners (24 units) to amend the bylaws. A motion was made to allow the President and Treasurer to sign the amendment with the Secretary acknowledging their signatures. Ray will		

provide the Board with the necessary legal documents.

M: Sandy Approved 5-0

Ray

ASAP

Sewer Update

The Board was updated on the Town of Enfield's stand on not assuming responsibility for a future sewer pump at SLCA. As a result the Association will not be able to receive significant federal funds when we hitch our lower units to the Town's project. It was noted that the Town will be assuming responsibility for the pump at Lakeview Condominiums. Some Board members expressed the opinion that as good neighbors we should provide a right of way for the project since the owners at Lakeview are in dire need of having the sewer project begin as soon as possible.

The Board discussed the previous bids that Pathways received for our sewer project. A motion was made to have Pathways rebid the project, including the pump station and generator. These bids will then be presented to the Association for approval.

M: Sandy Approved 5-0

Rental Rules

The Board discussed the possibility that the rule regarding short term rentals was not being adhered to. The Board did a check of Airbnb and found that one of our units was still being listed with a nightly rate and even though the new rule setting a minimum rental time as 90 days went into effect on 1/1/17, there was a recommendation posted in February for this unit. A motion was made to have Ray send the owner a note informing her that she was in violation of the rules and requesting that she remove her online ad.

M: Bev Approved 5-0

Ray

ASAP

BUSINESS (New)

Easement Approval

The Board discussed the pros and cons of allowing the town to have a right of way for the proposed Rte 4A sewer project. Bev Sletten questioned if the Board, without approval from the Association members, had the right to grant this right of way since we were dealing with common land. Ray responded that our lawyer has counseled that the Board has the right to do so. The Board reviewed the easement document and a motion was made to

allow the Town of Enfield to have a right of way on SLCA property for their sewer project.

M: Sandy Yes: Sandy, Bob, Walter No: Sue, Bev

Grounds Upkeep

Ray related some complaints that he had received regarding the poor quality of the winter grounds work that was provided this past winter, e.g. poor plowing of parking lots, unsanded icy areas, unshoveled walkways, etc. Ray will discuss these concerns with Theron of TNT to see how the Board can help him meet our standards.

Jim and Betsey in 43-3 have expressed concern over the precarious nature of the stone wall that surrounds their deck as well as the area on the hill in front of their door that needs to be reseeded. Ray will talk to Jim about this.

Ray ASAP

The step going from the lower parking lot to the path has rotted timbers and needs to be repaired.

Ray ASAP

After the winter, the roads are in need of regrading. There is money in the budget to do this and Ray will contact Nelson Bugby and have him do the grading.

Ray ASAP

Dock Ramps

The Board thought the quote from Lakes Region Docks for ramps that cost \$735 each and the quote from High Country for \$1,195.00 each were excessive. Ray will explore other options.

Ray ASAP

Picnic Tables

The Board approved the expenditure of up \$225.00 to purchase 2 picnic tables and 8 pavers.

M: Bev Approved 5-0

Bev ASAP

AJOURNED

6:55 pm M: Sue Approved 5-0

NEXT BOARD MTG Monday, June 12, 2017 at 5:30 pm

Beverly Sletten
SLCA Secretary