

Attending: Sandy Orr, Bob Chorney, Sherry Noyes, Walter Wyland and Ray Sanford, Mgr.

| Agenda | Action/Follow-up | Resp. Person | Due |
|--------------------------|--|--------------|-----|
| | | | |
| CALL TO ORDER | Meeting called to order by President- Bob Chorney at 5:45 pm at condo (13-1) | | |
| Quorum: | All Board Members were present (Walter by phone) also Ray Stanford- Property Manager | | |
| Minutes: 10/16/17 | The Minutes of the November 20, 2017 Regular Board Meeting were approved, as distributed by the Property Manager. | | |
| | M. Sandy Approved 4-0 | | |
| Forum | Unit 29-2 It was reported that the tenant has installed an “invisible fence” on the common area. Management shall prepare a letter to the owner & tenant to advise that it is not allowed. Dogs must on a leash. | | |
| | M. Bob Approved 4-0 | | |
| | Unit 29-1 – Unit has 3 vehicles. Visitor/tenants must use visitor parking lot. Keep an eye out on this. | | |
| | Unit 37-1 & 37-3 - Unit 37-1 is still trying to address skylight issue. Walt approved access to unit. | | |
| | Unit 27-1 - Sherry noted the salt buckets need to be resupplied. | | |
| | Unit 45-3 - Skylight issue. HP Roofing repaired around upper skylight (45-2). DKM will keep an eye on it. | | |
| | Unit 47-1- No further action needed at this time. | | |

Financial Report & 2018 The Treasurer recommended that the Capital Short Term Capital Reserves be carried forward. He also recommended that that the current officers previously approved move ahead and remove the old signatures and new authorized signers visit the bank(s) and get this done.

M: Walter Approved 4-0

Board & Ray/Ruth

Safe Deposit Box – Sandy and Bob were authorized to access safe deposit box and inventory the contents and report back at the next meeting. (Location of the key is in question).

The November financial report was reviewed. There was a motion to approve.

M. Walter Approved 4-0

BUSINESS (Old)

CD Administration The Board is moving ahead with the signers on the CD accounts. We will get confirmation from the bank.

M. Bob Approved 3-0

Board & Moseley

Ceiling/Roof Work 43-3 Devoid Painting removed the old ceiling and insulation. Moseley installed temporary 2” rigid insulation and luan paneling was installed for the winter over the complete ceiling. DKM Consulting reviewed the conditions. DKM is attempting to get architect/engineer proposal for a final solution. Temporary measures i.e. tarp outside, vapor barrier, ridged insulation & inexpensive paneling all are complete for the winter. It was agreed that Duplex roofs need to be attended to. Two duplex roofs should be addressed each year starting in 2018. Spring inspection by professional and the worse shall be done.

M. Sandy Approved 4-0

Contractor, DKM & Moseley

Sewer Hook-up

Bob Sletten attended the Notice to proceed meeting. The work on the SLCA new pump station is expected to begin weather permitting. An e-mail to owners giving them an update on the status of this major project was sent and posted on the website.

M: Sandy Approved 4-0

Ray & Bob Monitoring
Ray Continuing

Grounds & Snow

Ray reported on the Grounds and Snow removal contract progress with Thomas Hersey of Enfield/Caanan. Hersey and crew did final leaf clean-up and prepared for snow contract.

M. Sherry Approved 4-0

Ray Continuing

Miscellaneous Maintenance

Pathway and parking lot lights are being addressed by Essential Maintenance.
Mike Hoar (47-3) has expressed interest in submitting a proposal for painting and repair of common steps.
Prospective contractors must show proof of insurance and submit a fixed fee quote.

M. Bob Approved 4-0

It was noted that the platforms for common area steps are loose. There was discussion about using Trex or pavers in these locations. This will be explored further. Pavers for the mail box area were also discussed. this will make it easier to maintain.

Ray explore

BUSINESS (New)

Tree Removal

Fox Tree removed the old Oak at the rear of building 27. 2-3 cords of wood will be piled on pallets. Large Sections of trunks have been placed at the stream erosion area adjacent to the bldg 35 parking lot.

M. Bob Approved 4-0

Ray ASAP

Vehicle Parking

Some units have more than 3 cars. After discussion, it was agreed, that the matter would be addressed on a case by case basis. Management will refer any concerns brought to their attention to the Board

M. Bob Approved 4-0

Bob

AJOURNED

7:35 pm M: Sandy Approved 4-0

NEXT BOARD MTG

Monday, January 15, 2015 at 5:30 pm Unit 13-1

Ray Stanford
Acting -SLCA Secretary