

Attending: Bob Chorney, Sherry Noyes, Walter Wyland and Ray Stanford, Mgr.

Agenda	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order by President- Bob Chorney at 5:50 pm at condo (13-1)		
Quorum:	Board Members were present B. Chorney, S. Noyes, W Wyland (Walter by phone) also Ray Stanford- Property Manager		
Minutes: 12/19/17	The Minutes of the December 19, 2017 Regular Board Meeting minutes were approved, as distributed by the Property Manager. M. Sherry Approved 3-0	Ray	Post on website
Forum	Unit 29-1 Letter to resident regard flags and restraining dog issues was approved as drafted by Management. It will be sent immediately. M. Bob Approved 3-0 Unit 27-1 -- Reported ice dam at rear and freezing on siding. Heshey addressed Work needs to be done to prevent ice damming i.e. heat loss from roof. Unit 37-1 & 37-3 - Unit 37-1 is still trying to address skylight issue. Owner not in Residence. Will contact when they return. Unit 45-3 - Skylight issue. HP Roofing repaired around upper skylight (45-2). DKM will keep an eye on it. Awaiting spring to determine cause. Unit 33-3 – There was a report of moisture at skylight in kitchen. Consensus was it appears this is condensation. S. Orr’s son will be in touch if there is further	Ray	Immediately

dripping coming from this area.

Energy Conservation -Shakes to Shingles- Two units (13-1 and 27-1) have expressed interest in having their units evaluated through the Liberty Utilities. S. Noyes was authorized to explore availability of Programs to improve heating efficiency.

Sherry & Ray

Financial Report & 2018

The Treasurer reported this is stressful time of year for the budget. He is keeping an eye on it. Roofs are a priority in the Spring
Approve financial statement.

Treasurer

M: Walter Approved 3-0

Board & Ray/Ruth

Safe Deposit Box – Management will follow-up to determine status of Safe Deposit Box- (confirmed at Lake Sunapee Bank). The Board Approved a motion to close the Safe Deposit Box.

M. Sherry Approved 3-0

BUSINESS (Old)

Common Lighting

Exterior lighting sign, mailbox & upper units- Damage by Kingsbury Construction Is being followed up through Pathways and get done by Spring. Defiance Electric-Crossroads has identified the cause and location. Pathways has agreed to address this as a “punch list item”. All locations should have LED bulbs confirmed.

Bob & Ray

Ceiling/Roof Work

43-3 Awaiting spring to address this. Recent warm weather resulting in more tar Dripping down the walls in the kitchen & hall. The tar appears to be leaching out of the roof plywood decking. DKM will continue to follow-up.

Contractor, DKM & Moseley

- Sewer Pump Station** Work is under way. Excavation is underway. Preliminary schedule calls for substantial completion by mid to late February. Bob & Ray Spring
- Grounds & Snow** Ray reported on the Snow removal contract progress with Thomas Hersey of Enfield/Canaan. Hersey has been very responsive. Roof raking of lower and upper buildings is being done By Hersey. Getting to the back sides 3-story roof of the duplexes is a problem & dangerous. Hersey is using salt socks to reduce the ice damming issues.
- M. Sherry Approved 3-0 Ray Continuing
- Miscellaneous Maintenance**
- Pathway and mail box, sign & parking lot lights - Defiance Electric, Pathways and Rob Maccini of Kingsbury Construction. Bob & Ray Spring
- Mike Hoar (47-3) has expressed interest in submitting a proposal for building painting and repair of common steps. Ray has asked him for a proposal. Devoid Painting of is also presenting a proposal.
- M. Bob Approved 3-0
- BUSINESS (New)**
- Valley News news paper delivery was discussed. This was table for further discussion. It was suggested that delivery tubes could be placed at the mail box area.
- AJOURNED** 7 :34 pm M: Sherry Approved 3-0
- NEXT BOARD MTG** **Monday, February 26, 2018 at 5:30 pm** Unit 13-1

Ray Stanford
Acting -SLCA Secretary