

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

Agenda	Action/Follow-up	Resp. Person	Due
CALL TO ORDER	Meeting called to order by President- Bob Chorney at 5:40 pm at condo (13-1)		
Quorum:	Board Members were present B. Chorney, S. Noyes, W Wyland (Walter by phone) S. Orr (by phone) also Ray Stanford- Property Manager		
Minutes: 1/15/18	The Minutes of the January 15, 2018 Regular Board Meeting minutes were approved, as distributed by the Property Manager. M. Sherry Approved 4-0	Ray	Post on website
Forum	<u>Delivery of newspapers:</u> There has been an interest in have “paper tubes” for curbside delivery. Consensus this should be at the mail box area. <u>Owner update:</u> The President volunteered to prepare an update for owner Regarding the sewer pump station and other matters of interest.		
	Unit 29-1 Letter to resident regard flags and restraining dog issues was sent. Tenant apologized and agreed to comply with the rules. The Board accepted response and refrained from further action. Motion M. Bob Approved 4-0	Ray	Immediately
	Unit 37-1 & 37-3 - Unit 37-1 is still trying to address skylight issue. Moseley will		

Follow-up with DKM for other quote(s).

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. No further complaints received

Unit 33-3 – There was a report of moisture at skylight in kitchen. Owner S. Orr reported the problem was corrected. Grand child had opened it slightly.

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. Continuing.

Sherry & Ray

Financial Report & 2018

Management reported the '17 Tax Return has been completed. R. Chorney Signed the return.

The Treasurer reported so far this year it has been normal expense. He would like to explore purchase of CD's with larger returns. There was continuing discussion concerning roof leaks. However, the dock security account has little turn-over and should be explored for \$10,000 in CD's.

Treasurer

A letter has been drafted by Management defining on all bank accounts what names are to be removed from accounts and what names are approved: The following are to be remove from signatories on all of the Shaker Landing Condominium Association accounts and Certificates of Deposit: Beverly Sletten, Rita Childs, Penny Edwards, Mary Jo Mulligan Kehoe. Approved to be added are the follow names as authorized signers on the respective accounts and Certificates of Deposit: Robert Chorney, Sherry Noyes, Walter Wyland and Jordan "Sandy" Orr.

Motion to Approve financial statement as presented and signers on accounts.

M: S. Noyes Approved 4-0

Board & Ray/Ruth

Safe Deposit Box – The President shall follow-up to close the Safe Deposit Box- (confirmed at Lake Sunapee Bank). The Board Approved a motion to close the Safe Deposit Box at the last Board Meeting.

M. Sherry Approved 4-0

SLCA Sewer Pump Station

BUSINESS (Old)

Work is continuing. It is anticipated the pump station will be operational in early spring. There was some “extra” work to provide a proper base for the sewer tank Because of unsuitable soils. This has been addressed. The net cost is to be finalized. (subsequently reported by Pathways as ~\$4,400). This will be included in the final SRF. All equipment is installed, delivered or on-order.

The Board discussed the status of the existing tank sludge. Pathways will be asked to do a “stick test” (subsequently referred to Stearns Septic Service).

Lake View sewer collection system is “on line”. The final finish work is waiting for better weather.

Planning for roofs:

DKM Consulting has reached out to Trumbull-Nelson for a proposal to address the Structural and repair concerns regarding duplex and triplex roofs. Ed Friedman of T-N has agreed to explore this.

Motion to explore possible design and construction options with Trumbull-Nelson.

M. B Chorney – Approved 4-0

Common Lighting

Kingsbury representatives have acknowledged their responsibility to repair/replace the broken unground conduit and electrical service on Mastro Lane and Landing Road. Diversified has provide quotes for the repair work.

Motion to approve the Sewer Pump Station report.

M. B. Chorney Approved 4-0

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

45-3 Tarp still on roof to provide protection. No further reports of water infiltration. DKM will follow-up. Note there is a double roof on this building.

Grounds & Snow

Same report as last month: 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

Sandy & Ray

a) Kayak, canoe, paddle board etc: ID Sticker: Ray is following up with NH DES for orange Water proof Vessel Identification Stickers. He expects to get answer this coming week. (subsequently DES agreed to provide a quantity of the stickers for SLCA “vessels”) A rule needs to be approved to require this ID so that we know who owns the “vessels” stored on common property. It was agreed by consensus the sticker should include name, phone #, unit # and year issued. Subsequent years we can add a stick date i.e. expires 12/31/—“. Where the sticker is to be displayed to be visible on the boat rack was not discussed.

b) Outside Lighting: Ray is working with Jim Shibles to get inventory of non-functioning bulbs or Fixtures. If Jim can install he will assign Moseley staff to address it. Some posts need to be replaced.

- c) #29-2 Dog issue was tabled. Monitor the situation.
- d) #33-1 Condensation in skylight. Closed matter.
- e) #13-1 Kitchen skylight leak. Will be addressed as part of duplex evaluation DKM / T-N.
- f) Roof re-shingling – Consensus to pick the two worst duplexes and address the ice dam situation.
- g) Mail box area- The path around the boxes needs attention. It was suggested to use granite or other Durable material. Further discussion needed.
- h) Electric and hybrid electric charge was discussed. It was agreed to explore this. Moseley will provide their experience and cost. It was agreed to do a survey of owners.

BUSINESS (New)

Newspaper delivery tubes was brought up. This was table for further discussion.
It was suggested that delivery tubes could be placed at the mail box area.

AJOURNED

7 :15 pm M: Sherry Approved 3-0

NEXT BOARD MTG

Monday, March 19, 2018 at 5:30 pm Unit 13-1

Ray Stanford
Acting -SLCA Secretary