

Attending: Bob Chorney, Sherry Noyes, Walter Wyland (by phone), Sandy Orr (by phone) 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 (by phone) S. Orr (by phone) also Ray Stanford- Property Manager		
Minutes: 1/15/18	The Minutes of the February 26, 2018 Regular Board Meeting minutes were approved, as distributed by the Property Manager. M. S. Orr Approved 4-0	Ray	Post on website
Forum	No communications from owners this month.		
Financial Report & 2018	The Treasurer reported that we are experiencing “the winter blues”. i.e Snow Removal expenses are running high but overall expenses are still under plan. The Fox Tree Service bill is coming in March. Account balances at February 28, 2018 were Operating- \$6,733.12, Long term Reserves- \$103,031.02; CD’s \$34,109.75 at Service Credit Union; and Bar Harbor Bank one CD @ \$7,064. Total funds held in \$161,951 including \$11,375 for Dock Deposits in Trust. The MSB loan Balance due at 2/18/18 - \$99,652.30. Maturity of the Loan is December 2021.	Treasurer	
	There was discussion concerning “splitting up the loan payment” into two payments Each month. This will accelerate the pay-off of the loan and reduce interest slightly.	Ruth & Officers	

A motion was made and seconded to do this, MOTION APPROVED

M. Sherry Approved 4-0

A motion was made to approve the financial report. MOTION APPROVED

Board & Ray/Ruth

M. S. Noyes Approved 4-0

BUSINESS (Old)

SLCA Sewer Pump Station

Work is continuing. It is anticipated the pump station will be operational in around April 1st. spring. The Town is requesting that the Association select a designated “operator” for the the pump station. Management suggested Brian Stearns Septic Service. The Board agreed. Management shall facilitate a meeting between Art Conkey – Contractor and Brian Stearns and seek a proposal once the scope of service is know. Conkey is responsible for provide all paper work on the maintenance of the system. This includes three ring binders of the operations and maintenance manual as required in the contract documents. Included is all warranty information in the binder for components, and an entire section for the generator.

There was a motion to accept the suggestion of Management to get a proposal from Stearns Septic Service.

M. Bob Chorney 4 – 0 APPROVED

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 and Larry Ufford – President of T-N subsequently visited the property to see the location of the work that is being considered.)

Motion to have Management facilitate this effort.

M. S. Orr – Approved 4-0

Common Lighting

Kingsbury representatives previously 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. A check list of Lights needing attention will be given the Jim Shibles to address with bulb replacement.

Management was instructed to continue to press forward to get this done Ray.

Ceiling/Roof Work

43-3 Awaiting spring to address this. Contractor, DKM & Moseley

Small craft ID

Management presented the Board with 35 each of the NH Vessel Identification stickers for use by Board the Board. (Bob C. received them) It was discussed that the owners with small craft would receive a copy of the rules. Further all craft on the boat racks would be required to have a current ID sticker with date of issue, unit # and owner & phone #.

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 4-0 Ray Continuing

Miscellaneous Maintenance

Sandy & Ray

- a) Docks- T. Hersey will be asked to do the dock repairs and installation this year. It was recommended That lags and bolts be use no nails. Docks to be installed as soon as possible after “ice out”.
- 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) Painting of 2 buildings 27 & 29 was discussed. We have reached out to prospective painters including local firms. Only 1 firm has quoted, which is Devoid Painting which did the work last year, which was good. The Board APPROVED engaging Devoid Painting of Quechee, VT to do the two buildings.

M. S. Orr Approved 4-0

AJOURNED

6 :45 pm M: Sherry Approved 4-0

NEXT BOARD MTG

Monday, April 16, 2018 at 5:30 pm Unit 13-1



Ray Stanford
Acting -SLCA Secretary