



SLCA Board Meeting Minutes

Monday November 19, 2018 5:30 PM @ #13-1 (home of Bob Chorney)

Call to Order: 5:37pm

Attendance Board

- ✓ Bob Chorney President
- ✓ Walt Wyland, Treasurer (phone)
- ✓ Sherry Noyes
- ✓ Bob Sletten
- ✓ Joan Holcombe
- ✓ Steve Perry, Manager TPW

Residents: Todd /Elizabeth Vreeland- 25-2 (new)

Absent: Mary Bakker- resignation as of Nov. 19.

Open Forum: (15 minutes for Owners to present any comments or concerns.)

- Board welcomed Todd and Elizabeth Vreeland who purchased 25-2, Oct.1. From Grantham, they will spend summers and weekends. They inquired about skylights and roof raking procedures. Bob C. reviewed recent updates.

Minutes: October minutes approved.

ACTION: TPW/Steve Perry will post approved minutes to all Residents in an email and on Website.

Board Member Resignation: The Board is most sorry to receive the resignation of one of our new members, Mary Bakker.

Treasurer's Report:

TPW: Financial Statement:

Steve reported \$4040 outstanding income yet to be received.

Walt inquired about various bills and expenses. Our expenses have been more under control this month, and we hope for few unexpected problems.

Roof plan: we wait till Dec. 31 for 7 potential bids for 2 roofs per year replacement plan as we

Identify additional funding sources.

Payment plans for upcoming repairs: #37-1, #7:

Payment will come out of Capital Fund and savings from other line items in budget 2018. Walt asked about potential Insurance coverage- if our Goss-Logan Home Owners insurance might cover any of our roof expenses due to water backup. Bob S. suggests we review policy coverage and what they may cover.

Budget 2019 : goes into effect January 1.

ACTION: Bob Sletten /Walt/ Sherry will review our Homeowners' Insurance policy.

ACTION: TPW/Steve Perry and Walt will discuss clarifications on several expenditures.

ACTION: TPW/Steve Perry will send email reminders to those in the rears for monthly Association/Assessment Fees.

Business and Projects:

1. **Lakeview / Enfield sewer:** Repaving is 30' short. Kingsbury has not been responsive. Do we try again with Jeff Durell / Kingsbury?

ACTION: TPW will reach out to Jeff Durell and the Town of Enfield for more

information.

- 2. Noblin Study -2013 (?)** Infrastructure assessment inventory done- we will review (again) for guiding our planning and determining where we are for relevant, necessary recommendations.

ACTION: TPW/Steve Perry will reach out one more time to Jeff Durell. If this is not successful,

- 3. SLCA Pump Station:** TPW: Pump Station maintenance report: there are fewer problems with "unflushables". Defective heater triggered alerts; Plan to check this monthly from now until June 2019, and re-evaluate the frequency.

- 4. Grounds and Maintenance:**

-**2 new Planters** have been placed, to limit access road to Pump Station. Move manually if needed. Will be moved over for winter.

-**Crushed stone piles** in several spots: informed owners they can spread this on their walkways. Has been posted a Notice at the Mail Station.

- 5. Repairs:**

- **37-1 - Leaking roof** - Holcombe / Civiak: Project OK'd, HP Roofing. Schedule: **week of December 10.**
- **7-2 Skylight replacement:** OK'd, HP Roofing. Schedule: immediate following 37-1.
- **43- 3 & 45- 3 Tarps for the winter. Date: Estimated cost: \$ 1400 for both**
- **Outside lighting:** Light fixtures have been ordered: Future more reasonable pricing options being investigation. Installation date as received. Timer rather than photocell to control Landing Road: Blinking bulb in the lamp post near # 25... (service / replace)..
- **#29-2 Howland STRESS CRACKS** (original request May 10, 2018)- repair stress cracks at ceiling and wall around fireplace. TPW will research documents for ownership of repair items.

ACTION: TPW/Steve Perry will investigate cause and potential cost by owner or Association. Cannot address before leaking roofs.

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- **#27-1 Ice Dam and interior water damage.** Repaired. Painting of doors (appointment?) Sherry Noyes, coordinate with TPW and Devoids.

ACTION: Steve will pursue painter.

ACTION: Steve will insure completion of lighting fixtures.

- **#13-1 Skylight Leak** @ kitchen, leaking has recurred past (3) winters. Schedule repairs. Remain on list.
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- **#13-2 Skylight Leak and 6" hole in the ceiling drywall:** (Reported September 2018) Also wood trim rot @ south facing basement window - near propane tanks.
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- **Roof (2) Duplex condos > Reroof 2 every year:** unable to get this going in 2018, start this following two Triplex condos. Schedule to be established.

- 6. Boat Docks 2018:**

Spring repairs and install	\$ 4,122.00						
Fall removal	\$ 1,160.00						
TOTAL	\$ 5,282.00						
Income from 9 x \$225	\$ 2,295.00						
Shortfall:	\$ 2,987.00						
Divide by 9:	\$ 332	Per 9 slip renters from 2018					
		Exception for Vreeland who just took #9 end of season.					

Spring 2018 dock repairs and installation:

Cost: \$4122.- Fall 2018 removal:

\$1160.- TOTAL: \$5282.-

Income from dock rental (\$2295.) leaves a shortfall of \$2987.-

Divide by 9 = \$332.

Additional per dock renter (... except T. Vreeland, slip #, starting in 2019.)

ACTION: Send a message to Boat Slip Renters regarding this finance charge.

Trees and Shrubs: Saplings growing through a fence @45, overgrown bushes against wood siding and fences: BOB Chorney will continue to prune throughout the year.

ACTION: TPW/Steve Perry will send out agenda when received from President to all owners/renters 1 week in advance of meeting , and send approved monthly board minutes.
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FUTURE Business:

Dock deposits: purpose? Repairs? – Tabled for future meeting.

REVIEW Noblin study to guide planning.

→Next Meeting: December 17, 2018 at home of Joan Holcombe and Bob Civiak- 37-1.

Adjournment: 7:33

Respectfully Submitted, Joan Holcombe