



SLCA Board Meeting Minutes

Monday February 21, 2018 5:30 PM @ #13-1 (home of Bob Chorney)

Call to Order: 5:40pm

Attendance

- | | |
|---|------------------------------------|
| ✓ Bob Chorney President | <u>Residents:</u> Bob Civiak, 37-1 |
| ✓ Walt Wyland, Treasurer (phone) | Todd Vreeland, 25-2 |
| ✓ Bob Sletten (phone) | <u>Absent:</u> Joan Holcombe |
| ✓ Steve Perry, Manager TPW (phone) | Sherry Noyes |
| ✓ Tim Collins, TPW (phone) | |
| ✓ Kevin Wedge Action Construction (phone) | |

Minutes: January meeting minutes were approved on motion by Chorney, second by Wyland, unanimous vote.

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

No issues were brought to the Board's attention.

Treasurer's Report:

TPW: Financial Statement:

With January Financial Statement, the total operating expense for the month \$9,467.71. Management fees were not included in this month, so that will be reflected in the February financials. Funds balances as of 31 January 2019 were \$168,641.64 in Capital Reserve, \$29,606.44 in Operating Account, Total Assets \$198,244.08. Sletten moved to accept Treasurer's Report, Wyland seconded, motion passed unanimously.

Business and Projects:

Roofing Discussion: Kevin Wedge, owner of Action Construction attended the meeting in West Topsham, VT for a Question and Answer session. Accepting the bid would allow the Association to fund Building 43 and 45 this year.

The Board is working on the financial details and will prepare to schedule a special meeting of ownership to

discuss and vote on the project.

A motion was made by Chorney and seconded by Sletten to table the rest of the agenda until the March meeting

Lakeview / Enfield sewer: Repaving is still 30' short.

SLCA Pump Station: See previous item.

Grounds and Maintenance: Tree near building 45 – The Board has tabled this topic until further notice.

Repairs:

- **29-1 Drywall/Skylight** - Postponed - no funding now but keep at head of list.
- **27-1 Ice Dam and interior water damage** - Sherry Noyes pointed out that we have already been charged for this work even though it is not yet completed. Steve will make sure exterior work is completed when warm weather returns.
- **33-1 Shed** - Advised owner that shed would not be approved.
- **#13-1 Skylight Leak** - Remain on repair list.
- **#13-2 Skylight Leak and 6" hole in the ceiling drywall** - Remain on repair list.

Outside Lighting: All functioning but need to replace one broken fixture. Lighting for Shaker Landing sign on Route 4A is now powered by solar. Sign lighting will be revisited in spring to see if greater capacity solar is required or if broken underground electric line can be economically repaired or replaced.

Trees and Shrubs: Schedule general shrub and brush cutting in spring. Explore doing as much as possible with resident volunteers.

Communications: Minutes are being posted as they are approved. Goal to inform residents/owners of monthly board meetings and share agenda one week in advance.

General Information: The social on New Year's Day was held as scheduled and enjoyed by those who attended.

Other business: Bob Chorney suggested we need to update our Bylaws. He will look into obtaining the original Bylaws from the Grafton County Registrar of Deeds to see if we can convert it into a .pdf file to streamline updating.

Next meeting scheduled for 18 March 18, 5:30 PM at location TBD

Adjournment: 7:22 PM

Respectfully Submitted, Steve Perry