



SLCA Board Meeting Agenda

Monday March 18, 2019 5:30 PM @ #13-1 (Bob Chorney)

Call to Order 5:41pm

Attendance: By phone: Bob Chorney, President; Walt Wyland (remote), Treasurer, Joan Holcombe- acting Secretary, Tim Collins /Steve Perry –TPW Managers (remote),

Guest Resident: Todd Vreeland (25); may be interested in election to the Board.

Treasurer's Report: TPW Financial Statement:

A. Review Grounds and Maintenance invoices for Feb:

1. Roof raking hours have been much higher than the time actually spent. Discussed with TPW.
2. Painting of buildings 2019- will be reviewed in April. If and when we will paint for this year. Devoid and Jim Shibles has done past years. Steve will ask him for history of painting.
3. Casella Trash suggests add pick up for recycling - we will suggest to owners to flatten boxes to avoid additional pickup.
4. Double Payment to TPW this month to cover February and March.
5. Near complete payment of Association Fees this month helps to cover costs.

B. Discussion: to save maintenance costs:

1. Do our own path weed control
2. Heat tape electricity off
3. Adjust timers for path lights
4. Take down trees/branches as we can
5. Crush cardboard boxes in recycling to avoid additional pickup
6. Clean and put in docks ourselves.

ACTION: Propose to Residents at April 6 Meeting: Work Spring Clean Up Day; solicit participation.

Motion: to approve the Financials; approved.

Business and Projects:

1. Bob Chorney reviewed our meeting with Jeff Acker re. roofing project;

INSULATING / REROOFING / NEW SKYLIGHTS: Met with HP Roofing, Jeff Acker Weds March 13. Several details being checked in order to arrive at an accurate project estimate.

OWNER MEETING being called for Saturday April 6th, 9 AM.

Location: ____ LaSallett _____

Board is reviewing quotes, repair schedules, and resulting owner assessments.

Immediate need on #43 and #45, planning this work for 2019.

Approximately \$160,000.- Degraded roof shingles on all of the duplexes: need foam and reroof, remove stucco from chimneys, reside with metal.

Remaining triplexes foam and reroof (#33, #37, # 47, partial work to complete #35)

Discussion: costs per owner (\$25,000); \$8300/year for 3 years;

1. Walt and Bob C: payment schedule to insure completion of two buildings this summer
2. Steve call Jeff to discuss duplex foam pricing and pre-payment
3. Bob- send out letter to Tim and Steve to go to owners by Friday March 22.

4. Board Recommendation: Association Meeting April 6, 9am at La Sallette

- a. **2019 summer: #43 and #45 in 2019, schedule remaining units for 2020 and 20**
- b. **Steve/Tim will contact Roger Loiselle: proposed as Project Manager- roofing consultant.**
- c. **#43-3 Ceiling before roof work: Quotes to be voted by owners on April 6. Schedule to be determined.**

2. Pine Tree Removal near #45: (2) quotes, also an offer from Walt Wyland?

Needs to be cut and lowered carefully in sections, can't cut from the base.

Needs to be hauled away, or chipped into a trailer and hauled away.

> Recommendation: get this tree removed prior to # 45 roofing. **Postpone for one month. May be able to do ourselves?**

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

Bob Chorney / phone conversation with Ryan Aylesworth (Enfield Town Manager) about 2 weeks ago:

Kingsbury will not handle this. >Town of Enfield will put this on the town paving project list, and handle it during road repaving season (from their town budget.) Will be nice, lots of puddles and mud there now.




4. SLCA Pump Station:

TPW answering service did NOT get the dialer emergency messages of Nov 15 2018: needs further review and testing.

ACTION: Bob C. will force it to dial after April 6 meeting. (April 13)

Pathways sent the (3) volume Operating and Maintenance manuals for the station on to the State of NH for review. Bob Chorney has 2 paper copies (binders,) and also digital (PDF) copies.

Excellent documentation from Pathways. >Approx May, if no revisions, post these to the SLCA and TPW – SLCA websites.

 10068-05.O&M Manual Volume III	2/13/2019 10:14 AM	51,135 KB
 10068-05.O&M Manual Volume II	2/13/2019 9:57 AM	33,116 KB
 10068-05.O&M Manual Volume I	2/13/2019 9:33 AM	5,530 KB

5. 37-1 Holcombe / Civiak: New skylights HP Roofing. Energy Audit revealed air leakage around new skylights, perhaps interior finish to ceiling cavity? Looked at it with HP Roofing and Steve Perry Weds March 13. Next: interior finish / trim, is it tight to the roof cavity?

ACTION Jeff and Steve will confer with Bob Eldridge of ABC Energy Audit company to determine problem.

6. # 43-2 Ilene Venizelos: Drain backup - sand coming up in a bathroom sink drain. Checked with a drain camera about 3 Months ago, problem somewhere outside the unit- We requested all of the details from that report for review.

ACTION: Steve of TPW>> Schedule service call - identify cause and get it diagnosed and corrected.

7. TABLED #29-1 Howland: (original request May 10, 2018) Repair Drywall Cracks by the fireplace. Install new Kitchen Skylights. Remove and roof over a damaged skylight: Per Board consensus November 2018, Bob Chorney advised we are unable to respond at this time. Project stays on our list, and receives priority when the time comes.

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

9. TABLED #13-1 Skylight Leak @ kitchen, leaking has recurred past (3) winters. On the list for future.

10. TABLED #13-2 Skylight Leak and 6" hole in the ceiling drywall: Also rot @ south facing basement window (near the propane tanks.) (Reported Sept 2018, on the list for future consideration.)

11. TABLED Trees and Shrubs: Saplings grew through fence @45, overgrown bushes against wood siding. Schedule cutting and Spring Cleanup as a community **Volunteer and Social Activity +BBQ**

Adjournment: 7:26 pm. RESPECTFULLY SUBMITTED. Joan Holcombe

NEXT MEETING: APRIL 15, 2019 5:30PM

43-3 Brown Streaks (Patrick Pallatroni (owner), Betsey Childs and Jim Shibles (tenants)).

Unit is currently tarped over, and there is 2" foam and a temporary ceiling in the main area.

