



SLCA Board Meeting Agenda

Monday August 18, 2019 5:30 PM @ 25-2 Todd Vreeland home

Call to Order: 5:40

Attendance: Bob Chorney, Todd Vreeland, Steve Perry, (manager), Joan Holcombe, Phone: Walt Wyland; Nancy Rosenthal (non – Board)

Motion, to approve minutes of previous meeting: Approved.

Open Forum: Owners comments / concerns:
None

Treasurer's Report: Financial Highlights:

1. Evergreen accounting / owner payments – is the statement current and complete?

No explanation from Manager/Evergreen for Evergreen - Town Sq missing and inaccurate communications and payment reporting. Needs to be straightened out well before Sept 28.

- a. Web discrepancy between reports.
- b. Mailing and receiving of checks

ACTION: Steve will contact Evergreen to resolve problems.
Evergreen will contact each owner in arrears of assessment/ maintenance fee payment: provide address for mailing, payment process, and options.

2. Insurance review / re-quote: (July)- Goss Logan present company. Steve has asked for update condo valuation and assessments. Steve has reached out to several additional companies (Guaraldi and Essex) for bids. March is renewal.

ACTION: Manager will Pursue (2) Competitive Quotes for SLCA insurance coverage (Steve Perry)

Business and Projects:

1. Upcoming Owner Meetings:

- a. Aug 31 @ LaSalette (Timeline / Assessment discussion): Bob Chorney will put together one page of options with financials.
- b. Sept 28 @ Enfield Community Bldg. (Annual voting): new packet will go out from Evergreen; re-enforce requirement of updated payments to vote. Agenda will include, roof project, annual budget, and proposed year goal of **.Bylaws Revision** . Suggestions from August 10 Annual Meeting.
- c. Bylaws 2019-20 project:
 - i. Increase Board members from 5 to a range of 5-9. Bylaws / and grace-period for payment in rears for voting

- ii. Changes: suggested by owners at last meeting- discuss and outline process, address owners with suggested changes; have lawyers write up with owner. required for owner voting: as within 30 days of meeting date.
- 2. Meeting Preparation: Roofing Schedules / Costs / Assessments / (+4 year, + 5 year, + 6 year) Owner Dues “paid up” in advance – make sure the report is accurate and up to date **week of Sept 16.**
- 3. **Building 43 and Building 45: INSULATING / ROOFING / NEW SKYLIGHTS: payments made thus far and outstanding** – discussion regarding invoices and payments outstanding for roof work. (Approximately \$160,000.- (\$136,000 HP Roofing / \$8,500 Ceiling / \$4000 Skylight work / \$4000 Consultant Roger Louiselle / + Contingencies.)
- 4. **Special Assessment**
 - a) **\$3500:** \$1750 Billed May 1, 2019. Second \$1750 Aug 1, 2019.
 - b) Contract Signed with HP Roofing May 7.
 - c) Owner Skylight Decisions provided to HP Roofing June 1.
 - d) HP Roofing: starting on SKYLIGHT DELETION and interior Ceiling work week of July 1.
 - e) HP coordinating unit access for interior work with each owner.
 - f) **#43-3 Ceiling:** Jellison got the job mostly done June 17. TPW finished wall painting 6/19 Tarps Off July 2. **July 8:** Rain got in a few places this weekend... HP is dealing with it (July 8).
 - g) Spray Foam on Ilene V carpet upstairs. HP had it cleaned.
 - h) **+ \$1600** to add vertical strapping on #43 to provide ventilation from eave to ridge.
 - i) **+ \$750** on #43 for 2” x 6” reinforcement and leveling work around “center” skylight.

Monday Aug 12: Bob Chorney and Roger Louiselle> exterior **Punch List Inspection of #43 and #45.** Report pending (Roger). The first 2 skylights installed on #43 need foam sealing from inside. Membrane roof and flashing is not high enough under wood siding in several spots (#37, #43, #45)

ACTION: EVERGREEN: invoice owners for new skylights. Info rec'd by Steve July 31.

- 5. **Hersey (grounds maintenance):** Gravel delivery – grounds services- year round plowing/landscaping. Questions: When does our contract with Hersey end: Oct. 31. Manager, Steve P. is investigating additional contractors. Suggestion- flat rate for roof raking. Roads and walkways are mostly “sand”. What about winter application of bluestone or something more desirable? (Hersey....) (July) (Aug),

ACTION: Steve send contract to Walt and Todd for review of services expectation

- 6. **Site Lighting:** Replace damaged fixtures near #15, also @ Stairway near #47, post is rotten, (others.) Walked the property with EVERGREEN Aug 1. Schedule: Wednesday, Aug. 21, 2019
- 7. **#43-2 Ilene Venizelos,** building drain problem> waste appeared in the same vanity sink again on Aug 9. Evergreen tech should be able to help reroute / run the vanity drain to the ejector pump, right below the bathroom, (cap the troublesome drainpipe in the cabinet.)

ACTION: Todd will give plumber references to Bob Chorney.

- 8. **Lakeview / Enfield sewer:** Repaving is ~30' short. Gravel was “boxed out” Week of Aug 5th. Paving schedule? Scott Johnson , Enfield Highway Dept (603) 442-5418 or Cell (603)568-4966 (left him a message 8/14)- will be done in August .
- 9. **SLCA Pump Station:** Propose a couple of discrete signs: “SLCA Pump Station, Authorized Entry Only”
Emergency: Enfield Sewer (603) 632-4002 Ext. 5421,
Evergreen Property Management [\(802\) 698-8668](tel:8026988668)
- 10. **37-1 Joan Holcombe:** @ New skylights: Energy Audit revealed air leakage. HP Roofing has applied foam sealant, but this needs some trimming and finishing. – August 20, Jeff Acker comes to review.
- 11. **#27-1 Painting of doors (from Fall of 2018)** Sherry Noyes coordinating with EVERGREEN and painting contractor, Devoid.

12. **#27-2 Mike Dailey:** Rotten threshold on the lower level doors. EVERGREEN> schedule repairs and coordinate with owner. Use Pressure Treated lumber wherever possible.
13. **#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: We delayed this in November 2018, keep on the "pending" list.
14. **#13-1 Skylight Leak – Chorney @ kitchen,** leaking has recurred past (3) winters. On the "pending" list.
15. **#13-2 Skylight Leak and 6" hole in the ceiling drywall: > HP ROOFING quoted \$3400 + Skylight (\$480). Board OK, HP informed July 8.**
Also rot @ basement window, revise lattice around the propane tanks. Evergreen: SCHEDULE: end of August 2019.
16. **#45-1 Edwards:** siding is rotten along bottom edge. Pricing 22'6" and 16' repairs (EVERGREEN)-\$850 estimate.
17. **#33-1 Mary Reynolds:** Fox Tree removed 5 trees at her expense (\$3000), and one tree at Association expense (\$800). (Did not leave firewood, didn't get to the dead tree in the lawn or the pine stump.)
18. **#33-1 Mary Reynolds** EVERGREEN to quote / construct a 2 sided fence (BC > Photo to STEVE July 8, also showed it to him Aug 1) Quote- \$1500. Schedule-Early September.
19. Recommend we **clean out (leaves) and check all Propane Tank installations in the Association.** Clean out leaves, see what's needed to prevent further moisture and siding rot. **BC / Todd V**
20. **Kayak Racks: ~ 38 spaces. Racks are numbered,** Todd V has lists posted on all racks so owners can write in their rack # and name. Should we consider annual rack fees? Once owners list their hulls, carefully weed out unused / abandoned boat and alert all owners and tenants.

ACTION: Steve will inform all owners to identify boats on sign sheets.

21. For Discussion: Parking lot re-gravel.

QUOTE for grading and gravel work near #25 # 27 #29, also by lower road drain:

Sherry referred us to Contractor Mike Walsh, Todd obtained an excellent quote:

Bluestone with thought to water shedding for entire parking lot of buildings 25,27 and 29 all the way out to Landing Road. Grade and compact. Build up berm in front of Unit 25 to divert water away from hitting building during heavy rain.

Use ditching stone to slow debris at drainage grate towards end of Landing Road (Near #45).

Total price \$ 4,650.00. Maybe use some of painting funds and other budget items could go toward parking lot work.

ACTION: Analyze budget options and discuss with Owners.

22. Hardscaping at mail kiosk? Paving? Brick? Stone? Packed surface like Bradford Lane?

Shaker Museum (Barn) recommends working with **STEVE PATTEN #252-7104 on roadways.**

Perhaps discuss with Mike Walsh too.

Tabled: Parking> Basically no parking near #15, one long muddy alley. > Need 4 or 5 parking spots.
Tree removal / grading / surfacing. Get a Quote:

TRIPLEX UTILITY ROOMS: Electrical Safety? Missing elec. covers etc. General clean out.

Should they be locked? Discussion about utility room lock ups.

Fall Work Day: Invitation / Project List / Equipment List / Planning: Oct. 12, (Docks out Oct 19)

Action: Todd will make announcement with Work list- announce at meeting.

Adjournment: 7:38pm

Respectfully, Joan Holcombe, Secretary

Rotten wet siding behind propane tanks for Unit #33-1 (FIXED)>> Bob Chorney / Todd V: Check all of the units (triplex and duplex) for similar issues.

Clean out all of the leaves, document what's needed for repairs.

Lattice should not be attached to the units- free standing, movable (easy clean-out).

Tanks should not be located under eaves (constant rainwater = damage.)





27-2 Threshold rot.