



MINUTES: SLCA Board Meeting

Monday October 21, 2019 5:30 PM @ #13-1 Bob Chorney

Call to Order: 5:43pm

Attendance: Bob Chorney, Todd Vreeland, Nancy Rosenthal (phone), Joan Holcombe, Steve Perry (phone)

Absent: Walt Wyland

Motion, to approve minutes of previous September Board Meeting: (Joan/Todd)- approved, to be uploaded to TownSq and SLCA website by Steve.

Open Forum: Owners comments / concerns: no additional owners present.

Treasurer's Report: Financial Highlights:

1. Evergreen accounting: \$43,000 in Operating account, \$139,000 Capital Account

Unpaid accounts: 3 owners more than 45 days; reminders sent out by Evergreen automatically

"Tracking of the roofing funds, and bills paid by Evergreen, will be out early November."

2. Loan Payoff amount: \$60,710.65 payoff amount- will lower us below our \$100,000 reserve funds. The owner vote at Annual Meeting stipulates payment to save the interest of over \$200 per month. Board will comply.

MOTION: Pay off loan, as per owner vote at Annual Meeting (Joan/Todd). Unanimous approval.

ACTION: Steve Perry (Evergreen) will transfer funds with authorization from Board Chair.

Insurance review / requote: Pursue (2) Competitive Quotes for SLCA insurance coverage (Steve Perry) 1 quote received, Nancy Rosenthal is seeking a quote also.

- a. Past Slip and Fall claim of 2019 – closed? JUNE 8 2019 Goss Logan indicates it is CLOSED. informed "not liable for the incident" and the ins co heard nothing further.
- b. 2 weeks for Essex to make a quote
- c. Garibaldi giving a quote

ACTION: March is timeline for present insurance to expire. Decision by Board will be made before March.

Business and Projects:

1. 2019 Owner Meeting: > Resulted in 5 year plan/ 2 roofs per year / \$3500 per year x 5 years, 50% Due March 1 50% due Aug 1.

Owner Update and Meeting Minutes DRAFT will be distributed by email / posted on TownSQ.

2. **SLCA will continue with HP Roofing company.** Bob will review contract with Jeff Aker and set date for next two buildings 2020.

3. Building 43 and Building 45: INSULATING / ROOFING / NEW SKYLIGHTS:

a. Approximately \$160,000.- (\$136,000 HP Roofing / \$8,500 Ceiling / \$4000 Skylight work / \$4000 Consultant Roger Louise / + Contingencies.)

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

b. Mold Remediation #45-3: Re-testing after remediation showed is reduced to acceptable levels. RestorEaze Company has repaired drywall and re-painted. Costs for work done: \$8009.56 to be paid from Capital Funds. No insurance claim will be made.

Future mold concerns reported by owners need to be handled case by case. Cause of mold must be identified by an unbiased company before the Association determines culpability. Steve Perry recommends the Board establish a policy to address mold issues.

ACTION: Steve will review other condo policies or procedure on mold to share with our board. Nancy and Bob will form subcommittee to present policy or procedure to Board by January 2020.

4. **Fall Work Day:** About 10-15 volunteers, Lift and Chipper, Tree cutting, weeding, mulching. Thanks go to Todd and Elizabeth for their hard work organizing the day, feeding the crew, and a productive day.

5. **Hersey (maintenance):** Our contract with Hersey runs to October 31, 2019. Board has asked Steve Perry for recommendations of other quality companies. Steve and Todd contacting other bids. (Hess, Hersey, Teddy Lawn Care, Kurtzhaltz, Chase Site Svc. And Connolly Landscaping). Venders are invited to come next weekend while docks are being removed to see grounds. Deadline was today for bids. Todd will follow up on competitors for bids.

6. **Winter Prep:** Roads and walkways were mostly "fine sand" for winter safety. Want to switch to application of **manufactured (screened) sand (less silt).** Contractor should mark paths well with stakes, for shoveling. Shovel one path per duplex (25) rather than two.

ACTION: Replace sand with manufactured screened sand for roads and walkways. Remind Hersey to put in stakes for path marking/ shoveling to #37, others.

7. **Site Lighting:** Evergreen will replace damaged fixtures near #15, also @ Stairway near #47, post is rotten, (others.) Bob walked the property with EVERGREEN Aug 1. Schedule: October 28 week. (2) new fixtures NOT effective with glaring up-light. Need "DOWN LIGHT" fixtures, please use the same "RAB" brand, LED downlight fixtures already installed (2018). **(Oct)**

ACTION: Add a fixture by #7 (post is there.) and add lighting to 33 using RAB brand LED down-light fixtures.

8. **#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.)
PLUMBER: (this issue is ~ 6 months old): STEVE unable to find plumber to commit before Spring. Some may be unwilling to deal with our complex plumbing. Todd asks if there are "plans" of the plumbing for the Triplex. Bob will ask Jim Shibles. Joan will report her plumber names to Bob.

ACTION: Search for plumber who will address issue as soon as possible.

9. Lakeview / Enfield sewer: Odor near manhole, emailed Jim Taylor, Art Conkey, Rod Finley, Jeff Durell, Steve Perry. Seal the cover.

ACTION: Steve will follow up with Sewer personnel and report to Board.

10. SLCA Pump Station:

Signs: "SLCA Pump Station, Authorized Entry Only"- done

11. #27-1 Painting of doors (from Fall of 2018) Sherry Noyes coordinating with EVERGREEN and Devoid. Status?

ACTION: Steve will ensure 3 -WAY call to set up and finish project with painter and owner.

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. (SCHEDULE: week of Oct) 28)

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. - **POSTPONE**

14. #13-1 Skylight Leak @ kitchen, leaking has recurred past (3) winters. New Skylight and flashing, interior drywall repairs week of Sept 3. (label left on new skylight...) - **POSTPONE**

15. #13-2 Skylight Leak and 6" hole in the ceiling drywall: > HP ROOFING quoted \$3400 + Skylight (\$480). Board OK, HP informed July 8. HP Roofing /Restoreaze completed this work. Completed except basement window and propane tank lattice. Additional Work: wood rot @ basement window, revise lattice around the propane tanks. SCHEDULE: October 28 week.

ACTION: Evergreen: verify Skylight cost been billed to owner.

16. #45-1 Edwards: siding is rotten along bottom edge. Pricing 22'6" and 16' repairs (EVERGREEN) \$850.00 >>> OK Evergreen please go ahead with this repair. NEW: Bob Edwards requested siding repair near his entry door also.

SCHEDULE: (Oct 28 week)

17. #33-1 Mary Reynolds EVERGREEN quoted \$1500 to construct a 2 sided fence (BC > Photo to STEVE July 8, also showed it to him Aug 1) Mary is going to pursue another quote for this, seems high. (Gray plastic lattice = less maintenance.) SPRING 2020 Pending.

18. FALL MAINTENANCE:

a. Clean out (leaves) behind all Propane Tanks. Bob and Todd

b. Clean out gutters in November,- Bob and Todd

c. Clean any leaves, sticks from roofs and skylights in November (after leaves are fallen.)- HP Roofing DUPLICATE , Bob and Todd TRIPLEX. (heat tape?)

d. Smoke detectors – new batteries and chimneys cleaned. DONE

19. Kayak Racks: ~ 38 spaces. Racks are numbered, Todd V has lists posted on all racks so owners can write in their rack # and name. Once owners list their hulls, carefully weed out unused / abandoned boat and alert all owners and tenants.

ACTION: Todd will send out list of boats- unclaimed will be moved to dumpster area for claiming.

20. #7-2: Kitchen Skylights replaced, but interior finish work never got done.

Inspect / Schedule: Restoreaze: (Bob Chorney to follow up on this...)

21. Grading and Gravel PROJECT: APPROVED: Grading and gravel work near #25 # 27 #29, also by Landing Road drain: "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. (contractor Mike Walsh) 50 % down payment.

Schedule: October 24 material delivered, Monday Oct 28 grading and compacting.

22. Sandy Orr #33-3 reports skylight leak in sunroom. HP Roofing generating quote to Patch, or Roof that section and install a new skylight.

SCHEDULE: DECEMBER (patch or reroof to be determined by Board, with HP input.)

23. Mail Kiosk area: surfacing question- Hard-scaping ,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**

24.Parking: Basically no parking near #15, one long muddy alley. > Need 4 or 5 parking spots.

Tree removal / grading / surfacing. Get a Quote: **TABLED**

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

26. TRACKING Maintenance projects of SLCA- spread sheet made by Nancy Rosenthal. Good place to begin until we replace with other format. Put on Google Docs to make it useable for the Board. Other software may be available and already created for this purpose, to be investigated.

Next Meeting: November 18, 2019 at 37-1 (Joan's)

- 1. Roof payment (prepayment?) schedule options**
- 2. Tracking systems for condo maintenance**
- 3. Updates of website: dwatts@dimentech.com- why not updated with minutes, etc.**

Adjournment: 7:45

Respectfully Submitted, Joan Holcombe, Secretary



27-2 Threshold rot.