



SLCA Board Meeting MINUTES

Monday April 20, 2020

Call to Order: 5:30pm

Attendance Phone Conference: Bob Chorney, Todd Vreeland, Nancy Rosenthal, Walt Wyland,, Joan Holcombe, Steve Perry/ Hunter Paye (Evergreen),

March Minutes,: Minutes approval postponed for Board to review amended minutes.

Joan will send out March revised minutes to all Board.

Open Forum: Owners comments or concerns:

1. Bob raised owner request (25-2-Todd Vreeland), regarding request for OK to install ground level patio (pavers). Improvements made by owners. >Board needs to promptly review Bylaws regarding Common area being converted to Limited Common area, and respond to Vreelands within 30 days.

ACTION: Board will review bylaws, documents and legal issues; Discussion of past deck proposal for expansion in 2017 in next few days.

Finances / Treasurer's Report:

1. Evergreen SLCA financial reports: Walt had question for Evergreen; budget is on course with corrected monthly payments; Walt will put questions regarding moving monthly funds from SHORT TERM ACCOUNT to LONG TERM ACCOUNT. Prior board voted to do so. Dropped by Evergreen.

ACTION: WALT will review prior financial practices and make proposal following Evergreen review and recommendations. We will discuss further prior to May board meeting.

2. **Late Special Assessment Fees:** Folks who are late need to have late fee attached.

Projects:

1. **INSULATING / ROOFING / NEW SKYLIGHTS: 5-year plan 2020-2024**
2 roofs per year / Assessment \$3500 per year x 5 years, 50%
Special Assessment Fees Due March 1, 50% due Aug 1.

- a. Roof work on #37 proposed to start late April? (Skylight selection: All set on Building #37)
- b. Roof work on #47 should start following work on #37. (Skylight selection: All set on Building #47)

2. Roof / Skylight Leak #33-3 Orr: Sandy recently advised us of continued leaking in the sunroom. HP Roofing will put this on the schedule in April or May. Orr's will be billed for a new fixed skylight. Association pays for the roofing, \$3500.-

3. PAINTING:

a. **#11 Mastro Lane:** Devoid started prep work on Weds April 15

b. #33 to follow. (A few rotten boards need replacement before painting;. Finish by end of May

c. Additional painting of decks to follow; plan to be determined. Partly volunteer, partly contractor. Association has no other building in need of complete paint job, but there are areas of siding moisture and rot that need work, particularly triplexes where siding is very close to grade, or where decks attach to the buildings.

Maintenance:

1. **Spring Cleanup:** Teddy's Lawncare starting on this April 15.

2. **Pest control:** Review quote from Presidential Pest Control (spray for carpenter ants/other invaders, \$1495.- if we do all 13 buildings.)

Vote: 4 yes /1 abstention - PASSED.

3. Driveway Area : #15 Mastro Lane: Needs redesign / grading and gravel to create 4 parking spots. Design /quote requested from Trevor Edson @ Teddy's Lawncare, (603) 381-1685 (APRIL)

4. **Critter control:** #45-1 reported hearing animals in the roof. Estate Wildlife Control discovered squirrels March 26. They were excluded using one -way doors. Estate also made eave vent screen repairs in several places where they found chewed holes. --\$800.- with a one-year guarantee against them returning.

5. **2020 Dock Staining, Spring Dock Installation:** Todd Vreeland mentioned continuing with dock pressure washing and staining, the ones that were stained in 2019 looked great. Board Discussion: advisability of SLCA Volunteer dock installation (concerns around separation, and COVID -19 contagion) - or whether we should find a local maintenance crew to handle the installs this spring.

ACTION: Bob C.will ask Teddy's Lawncare to assist and put docks in, to support of COVID-19 distancing orders in place for this year.

6. SLCA Pump Station:

Generator annual service planned for approx. June (once the vehicle access path has dried out.) Powers Generator Co. will do the work, cost is \$250.-

7. **#47-1 Entry-way: flashing / siding / drainage concerns-** OWNER will remove the existing structure, the ASSOCIATION will replace with peaked roof at entry, similar to other triplex. HP Roofing is OK with this debris going into their roof dumpster. Cost \$195 per ton. (estimate less than 1 ton.)

8. **Landing Road:** badly rotted light post. Evergreen, presented quote of replacement pressure treated post, and new LED downlight fixture RAB # WPLEDR5. \$350 estimate, assuming no issues with the electrical.

9. **Kayak Racks: ~ 38 spaces.** Approx. 6 or 8 hulls not identified, some still on the lawn. Alert all owners and tenants. Carefully weed out any unused / abandoned boats. (In Progress)

ACTION: Todd and Joan will move unidentified boats to Pumping Station area, take and post pictures to owners/renters, and invite viewing and claiming of boats.

10. #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: delayed this from November 2018, Evergreen to check out the drywall repairs (POSTPONED, STAY-AT-HOME ORDERS. Later in 2020)

11. #33-1 Mary Reynolds Propane Tanks: EVERGREEN quoted \$1500 to construct a 2 sided fence. Mary is going to pursue another quote for this, work on it in 2020.
(Recommend using Gray Plastic lattice for the top, low maintenance.)

ACTION: Joan will ask Mary about builder for lattice work around tanks.

12. #13-1 Skylight Leak @ kitchen, some leaking has recurred past few winters. (Eventual reroofing)
Rotten board near front stairs, and damaged clapboard:
Evergreen to repair ~ April 2020, BOB WILL ask Evergreen.

13. Hardscaping at mail kiosk? (For discussion.)
10' x 10' Approx. Received a quote of \$4900 from Jeff Blake of Old Yankee Stone Works (April 6) with Granite border, and masonry pavers inside. Board agreed too expensive for task at this time.

Board awaits a quote from Trevor of Teddy's Lawn Care. (April 7.)

14. TRIPLEX UTILITY ROOMS: Need checks, sorting, and clean-out. Potential concerns: electrical Safety, Missing elec. covers etc. General clean out. Building residents need to identify items to keep and discard all other.

ACTION: Individual building owners need to collaborate on needed items, disposable items, organization, and need for follow-up safety checks.

15. History / Log of Projects- Nancy suggested we document by building- Walt and Nancy will follow up on format.

Spring Workday- With Covid-19 Distancing requirements, we will make a list of projects and put out to owners to volunteer on own time schedules.

ACTION: Make spring work list and put out to residents/owners to sign on.

Spring 2020 Work List-

Landscaping (transplanting), : Joan, Ardis

Flower Planter by the mailboxes
Pressure Washing and Painting Stairways
Gravel for Walkways
Clean off the roof and sapling at #7 (HP Roofing) -
Bark Mulch for berries
Boat Docks pressure washing and staining
Boat Dock and Swim Dock install along with extra manpower.
Triplex Utility Room Cleanout (by building residents)
Brush cutting around Unit #25 next to pond

Trim stumps

Kiosk area stones/ edging

Adjournment: 7:24pm

Respectfully Submitted, Joan Holcombe, Secretary