



**SLCA Board Meeting MINUTES**

**Monday Oct 19, 2020 5:30 PM**

**ZOOM MEETING**

**Attendance: Board: B. Chorney, T. Vreeland, M. Dailey, J. Holcombe,**

**Evergreen: S. Perry, H. Doran,**

**September Minutes:** motion to approve: as amended. Approved.

**Open Forum:** Owner comments or concerns: None presented. No members in attention.

**Heather Doran** has stepped in as our **Property Manager** and our main contact at Evergreen Management. Welcome Heather!

[Hdoran@evergreenmgt.com](mailto:Hdoran@evergreenmgt.com)

802-689-0535 Cell

802-698-0866 Office

**New Board Member:** Welcome to Maria Dailey (#27-2) – Term October 2020-2022

**2020-2021 Year Officers:** President- Bob Chorney  
Treasurer- Maria Dailey  
Secretary- Joan Holcombe  
Building and Grounds- Todd Vreeland

**Finances / Treasurer’s Report:**

Steve Perry/ Heather Doran: First draft of New Budget will drafted and sent to Board this week for review; similar to last year with a few recommendations.

Recommendations: Legal services: add- minimum \$500 yearly line item to budget  
Tree cutting line item. \$5000 (Chorney request)  
Simplify number of accounts; and roll-over fund accounting.  
Evergreen Financial contact is Lauri Young – will communicate with Maria Dailey for set-up of bank signatures, forms and procedures.

September Financials:– Insurance payments cause small amount over budget for this month, but good projection overall for year end.

Assets Total	Operating \$78,113.76	Reserves \$127,906.79	Total \$206,020.55
Total Liability	\$62,845.72	(\$39,580.72)	\$23,265.00
Retained Earnings	\$9,466.31	\$103,732.33	\$113,198.64
Net Income	\$5,801.73	\$63,755.18	\$69,556.91

- **Optional Prepayment of Special Assessments:**  
Announcement and Form emailed to all owners Sept 15, 2020.  
Prepaid Assessments will be used to fund the roof work on # 27. \$94,000 collected to date.

**PROJECTS:**

- **INSULATING / ROOFING / NEW SKYLIGHTS: 5-year plan 2020-2024 (2<sup>nd</sup> year begins)**  
2 roofs per year / Assessment \$3500 per year x 5 years, 50 % - March 1, 50% - Aug 1.
- **#37:** Roof work Completed August 2020.
- **#47: Substantially complete July 10.** Interior repairs complete end of September 2020.
- **# 27-1 Roof Leaks**, water damage in a few areas. HP will begin roofing November, 2020. Since #27 does not need any Stucco Chimney work (saves at least a week of labor), HP Roofing re-roof this building in Fall 2020. Contract signed, #27 will be insulated, new skylights, new roof in October 2020. **Scheduled: Nov. 6 foaming and 12<sup>th</sup>.**  
#27-1 Noyes requests approval for Professional replacement of (12) windows in Nov/ Dec 2020 with new roof installation. **RFA** received 9/17/2020.

**ACTION: Board Requests more info from window contractor with proof of insurance for window replacement.)**

- **#29-1 Roof / Skylight Leak, Ceiling damage:**  
Interior inspection: signs of past leaks, streaks on ceiling, active drips from above Kitchen Skylights causing drywall damage, water getting into the track light. **Evergreen: June 30, 2020:** crew on the roof for about an hour removing leaves from above skylights and in gutters.
- **#29-2 Roof / Skylight Leak, Ceiling damage: (original request May 10, 2018)**  
June 10, 2020, Bob Chorney and Cheryl Brush (realtor) checked the unit to assess the problems. -Repair Drywall Cracks by the fireplace, -Install (2) new Kitchen Skylights, Delete and roof over a damaged skylight (north facing roof).
- **#15-1 Mastro Lane Roof / Skylight Leak:**  
July 23, 2020, the new owner Alison Martin reported water on the floor, leaks @ lower kitchen skylights. Unit has been tarped.

**ACTION –**

- **August 3, 2020: #29 has been completely tarped to prevent further problems.**
  - **Building 29 will be the first building roofed in 2021.**
  - **#15 will be the second building roofed in 2021**
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- **Roofing new quotes update:** S. Perry reported 3 companies who are submitting bids. He followed up last week to determine intentions. Board will review when bids are all received late 2020 or early 2021 for 2021 roofing contract decision.
  - **47-1** New owners close next week.
  - **TREES:** Need limbing and cutting work around #27 where trees overhang the building. **Fox Tree** has been contacted to quote the work. (\$900) project, Fox has been given the contract. Complete removal of 3 large trees around # 29 recommended: (\$2,700)- do in January.

## PAINTING

- **#33:** Sept 15: Chorney, Perry, and Kurt Devoid inspected, Painting touchup completed end of September. PROBLEM: Rot repair / Painting / maintenance is impossible with tanks so close to the buildings;

**ACTION:** address rot repair behind #33-3 propane tanks which are touching the building.

- Steve Perry will organize temporary tank removal. Out Oct 9 / back in Oct 16.
- Dan Poljacik: repair siding, repaint.
- Tanks will be placed on level concrete pavers, at least 6" to 12" away from the building.
- A new (portable) fence will be built and painted, billable to the owner.

- **Additional Deck / Stairs Painting:**

- **#15-1** Devoid has painted the Radon stack.
- **#** Volunteer work in 2020: **#47** deck initial stain coat "bad color match". Re-coat with #1600 Timber Wolf. Staircase by **#47** Painted Sept 2020 – Thanks to Jim Rasmussen.
- **37-1 and 3:** exterior baseboards and wall siding ready for painting by Dan Poljacik

**ACTION:** Volunteers requested to clean and re-coat with #1600 Timber Wolf on decks.

## Maintenance:

- **#37, Lower edges of the siding and baseboard replaced** (west wall, and by #37-1 Door) **Completed:** Dan Poljacik installed Azek composite horizontal skirt board week by #37-1 door week of Oct 5. New siding is reported to be **painted** soon by Dan Poljacik.
- **Gutters: Many are** filling up quickly and rotting, causing leaks; after leaves down, Bob will contact HP to replace gutters on 25. Todd will clean out others.
- **Building 25:** The gutter on the front side of building 25 needs to be replaced. Leaky, funnels water down onto the porch of building 25, unit 1, the wood stays wet most of the time.

ACTION: Evergreen to replace gutter.

Chorney will remind Dan Poljacik to oversee immediate painting before cold/snow.

- **Docks/ Beach:** 12 volunteers removed all of the docks on Sat Oct 10, 2020; a 75° sunny nice day. **Thanks and great job!** NH DES says lake level will be lowered about 3 feet sometime after October 12.
- **SLCA Pump Station:** Rodent damage to generator wiring repaired when it was serviced. Oct 11: screening installed to prevent rodents from getting into the generator in the future. (Bob Chorney.) Loose boards will be repaired by volunteer owners.

ACTION: Volunteers will hammer in loose boards on Pump Station .

Evergreen: will schedule tank inspection / skimming.

- **#33-2 Bakker:** Mini Split installation RFA May 2020, Approved at June board meeting. Installation did not look like the diagrams provided (4 exterior piping runs instead of 2.) A letter went to Bakkers July 27, 2020 to request revisions in keeping with the original diagrams. Board email to Andre Bakker Sept 3 (summary): Proposal #20-967 substantially agrees with the mock-up diagrams provided in May 2020; completed in October 2020; RFA for planting screen submitted and approved for Spring 2021.

**ACTION: Bakker to add visual screening of compressor: a wall or plantings – Bakkers have chosen planting to be done Spring 2021.**

- **Long- standing legal action:** Former tenant of #47-1 made a claim in 2017 against Shaker Landing, in relation to a slip and fall incident Jan 2017. Insurance company is addressing.

“Union Mutual Insurance Company has retained us\* to defend the Shaker Landing Condominium Association in the action that has been brought by Vickilee Day arising out of an incident that occurred on January 10, 2017 in Enfield, NH.”

- PRIMMER PIPER EGGLESTON & CRAMER PC

#### **For Future Project Needs:**

1. **Mail Kiosk Structure:** Mail Kiosk roof needs re-shingled, and some carpentry maintenance. Bradford Lane shares this kiosk with Shaker Landing, and may be a source of shared funding.

**ACTION:** Chorney will ask HP Roofing to complete Kiosk roof in winter 2021; and ask Bradford Lane for contribution.

2. **Triplex utility room entrances:** thresholds and doorframes to Triplex utility rooms show deterioration / need of repairs. Some should have outdoor steps added.
3. **Gutters: clean-out needed after leaves have fallen to prevent winter build-up.**
4. **Deck repairs and painting throughout SLCA.**
5. **Potential sand load and raking for beach**
6. **Gravel on #33-35 paths**

Adjournment :7pm

Respectfully Submitted, Joan Holcombe, Secretary