



## SLCA Board Meeting MINUTES

Monday Dec 21, 2020 5:30 PM

**ZOOM MEETING – details to come.**

**Attendance :** Bob Chorney, Maria Daley, Todd Vreeland, Joan Holcombe, Heather Doran,

**Time:** 5:35 pm

**November Minutes:** motion to approve: (Bob/Maria) approved.

**Open Forum:** Owners comments or concerns: Bob. Chorney presented noise / nuisance complaints concerning the new tenant in #7-1 (Dec 10, Dec 13, and Dec 14, 2020) Evergreen has contacted owner with no further complaints.

Other issues elsewhere were a concern. Shall we introduce a new rule about quiet hours (noise ordinance) for whole condo area.

ACTION: Heather will find wording from other Condo Rules to discuss at January meeting. We will inform Owners for input for discussion.
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### **Finances / Treasurer's Report:**

November Financials: Various line items were discussed, with invoices for clarification (lighting) as to where they are best listed. Adjustments will be made. We are on track for 2020 Budget.

### **2021 Budget:**

**Approved . Will go to owners on December 22. Announcement distributed to all owners, week of Dec 14 re. no increase.**

No increase in fees, this is the 3<sup>rd</sup> year that they will be held steady.

Adjustments: Budgeting \$5100 for tree work in 2021 and beyond, deal with any trees overhanging roofs.

Budgeting \$1000 legal budget starting in 2021. We worked with an attorney after receiving owner/attorney letters in 2020, a \$600 expense to the Association.

### **PROJECTS:**

**INSULATING / ROOFING / NEW SKYLIGHTS: 5-year plan 2020-2024**

**2 roofs per year / Assessment \$3500 per year x 5 years, 50 % Due March 1, 50% due Aug 1.**

Evergreen met with (4) roof contractors early December for competitive quoting. None are able to do on our timeline. HP continues to have a number of fixes of their new roofing.

ACTION: Evergreen (Heather) to propose a later date for work to see if they are interested in the future roof work. Ask HP to consider Skylight installation inservice for workers.
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**#43-3 Insulated / New Skylights / New roof in 2019.**

Dec 8, 2020, tenants informed us that there is a new “leak/streak” on the wall under a new skylight. (Photo)



Streaks are lined up with skylight. They show below the ceiling / over the front door.

HP Roofing has made an initial check Dec 11, took several photos and started discussion with Roger Louiselle (roof consultant) and Bob Chorney. Roger suggests tarp over skylight to analyze source of problem.

ACTION: Chorney will consult with HP on next steps.

**# 27-1 evidence of leaks**, water damage in a few areas. Roofing Completed in Nov 2020.

**ACTION:**

@ **#27-1** skylight interior trim work: Sherry Noyes (conversation with Bob Chorney) postpone interior work until 2021, whenever there are fewer Covid concerns. Also – an **RFA** received 9/17/2020 from **#27-1 Noyes** requesting approval for replacement of (12) windows in approx. Dec 2020. Approved, contingent upon receiving contractor W-9. Proof of insurance has been received.

@ **#27-2**: interior work where skylights were deleted: Dan Poljacik is lined up for the interior work to start week of Dec 14. He will coordinate with the electrician for the new kitchen light. Dan has confirmed “no holes” in the existing ceilings due to electric radiant heat.

**#29 Landing Road** has been completely tarped to prevent further problems (Aug 3, 2020)  
**Building 29 will be the first building roofed in 2021.**

**#15-1 Mastro Lane Roof / Skylight Leak:**

July 23, 2020, the new owner Alison Martin reported water on the floor, leaks @ lower kitchen skylights.

August 3, 2020: Unit has been tarped.

**#15 will be the second building roofed in 2021.**

**PAINTING**

**#33:** Rot repair behind #33-3 propane tanks is done.

Propane tanks are back in position, about 6" away from the building.

A new (portable) fence surround will be built and painted ( billable to the owner.)

Delayed from Dec 7 due to weather. (Dan Poljacik)

**Maintenance:**

**Winter Grounds-keeping:** Teddy's Lawncare has the Sand Bins filled and placed by the walkways and mail kiosk.

**TREES:** Fox Tree has been given the OK for tree removal and limbs overhanging 27 and 29.

Schedule - ASAP / TBD by Fox.

**Fall-Early Winter Cleanup:** Volunteer crew Todd Vreeland, Scott Caunters, Jim Rasmussen, Philip Fricke and Ryan Kasianchuk and Bob Chorney cut several trees, and cleaned out all of the gutters on Sat Nov 28.

**THANK YOU!**

**#7 Mastro Lane :**Siding and trim rot discovered. Needs repair after roofing is done in 2021.

**#37, Siding Repairs Complete,** except for one unpainted batten on #37-1 chimney.

<p><b>ACTION:</b> Dan Poljacik has been asked to paint this when weather permits. One more board on Chimney needs replacement.</p>
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**Building 25:** The gutter on the front side of building 25 needs to be replaced.

**ACTION:** Todd Vreeland is bringing a contractor he knows to check out this project (along with the triplex utility room door frames and thresholds.)

**Mail Kiosk:**

Mail Kiosk should be re-shingled, and also needs some carpentry repairs and painting.

Bradford Lane shares this kiosk with Shaker Landing, and may be a source of shared funding, might take some research through historical agreements / docs between the 2 associations.

HP quoted \$1500.

Decision: wait until #29 and #15 are being roofed in 2021.

**TRIPLEX UTILITY ROOMS:**

Most of the thresholds and door frames to these utility rooms show rot and need repairs.

Some should have outdoor steps added (tall a step down....)  
Keep it on the list until they are taken care of, likely not until 2021.  
Todd Vreeland is having a contractor check these out (~ Dec 2020. )

**47-1** - Flat roof gutter water drainage issue next to door. Area may need gravel or gutter extension. Check after snow.

**Google Docs:** Maria has set up Google Drive Shared Folder for all SLCA docs.

**Adjournment: 6:55pm**