



SLCA Board Meeting MINUTES

Monday Feb 15, 2021 5:30 PM

ZOOM MEETING –

Attendance: Bob Chorney, Todd Vreeland, Maria Dailey, Joan Holcombe,

Evergreen - Harvard- Management: Heather Doran

January 18, 2021 Minutes: motion to approve: Approved

Open Forum: Owners comments or concerns: None

Finances / Treasurer's Report: No report as yet. Plan on meetings on First Monday of Month.

Motion- First Monday of Month meetings from here on, to access timing around Financial Reports. Passed.

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.

Comparison quotes:

ACTION: Heather Doran is checking with potential bidders if scheduling later in the year will help obtain bids.

Burrell- specs sent; will return interest.

#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 made an initial check Dec 11, took several photos and started discussion with Roger Louiselle (roof consultant) and Bob Chorney.

HP Roofing placed a tarp from the peak down below this skylight approx. Dec 24, 2020.
Humidity and moisture checks did not reveal any obvious issues / sources.
There was some slight additional streaking late December early January.

ACTION:

Schedule further inspection: HP Roofing / Bob Chorney, look for internal condensation, problems with any inside vents (plumbing, clothes dryer, bathroom vents, kitchen vents) which might result in condensation. Jan Feb March is not the greatest time to remove shingles or skylights to trace the source of the problem. Keep observing when the streaks appear, and address this in depth in April 2021. Though this is still a nagging issue, it is "far better than it was", and we will stick with it until we have a solution.

27-1 Foam insulation and Roofing Completed 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.
New windows installed ~ December 2020 . Finish work PENDING RE. COVID

ACTION:

@ #27-2: interior work where skylights were deleted: Dan Poljacik did the interior insulation and drywall early January 2021..
Jan 14: planning for finish painting to match existing ceiling tint.
~ **Jan 26: finish painting is completed. Electric completed. Richards's Electric.**

2021 Roofing Plan:

HP contract. - Bob Chorney will re- sign contract for 2021 work to be done.

#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- 2021:

ACTION: Evergreen- Heather- Get estimates for 2021 from DeVoid and a list of buildings which have and have not been painted.

#33: Rot repair is done. Propane tanks are back in position, 6" away from the building.
A new (portable) fence surround for the behind #33-3 propane tanks will be built (billable to the owner.)
Delayed from Dec 7 due to weather. (Dan Poljacik)
STATUS: Dan has the materials back at his shop, this will be completed approx. March 2021.

MAINTENANCE:

Winter Groundskeeping: Teddy's Lawncare has been doing a good job with snow removal.
Landing Road drain has been well maintained, rain or thaw should not cause any flooding.

TREES: Fox Tree has been given the OK for tree removal and limbs overhanging 27 and 29.
DONE Feb 1. DONE

#7 Mastro Lane: Siding and trim rot discovered Fall 2020.
Coordinate these repairs with Roofing and Painting early 2021.

#37, Siding Repairs Complete, except for one unpainted batten on #37-1 chimney.
ACTION: Remind Dan Poljacik to paint this when weather permits.

Building 25: The gutter on the front side of building 25 is leaking and needs to be replaced.

ACTION: Todd Vreeland is bringing a contractor he knows to check out this project.
Could not get to this before winter, review again Spring 2021.

#33-3: A section of heat tape in the gutter is causing the GFCI to trip, remove and replace.

ACTION:
60' Heat Tape purchased, installation TBD weather permitting (Todd Vreeland / Bob Chorney) To be determined when weather allows.

Mail Kiosk:

Mail Kiosk should be re-shingled, 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 step down....)
Keep it on the list until they are taken care of, likely not until 2021.
Todd Vreeland has 2 contractors check these out.

BYLAWS: Propose amendment being discussed regarding owner installing expanded decks or patios (duplex and triplex). Current expansion limits described in Bylaw Amendment 7 (18 feet.)
Seeking to increase allowed footprint to 22 feet, plans will be subject to Board approval.
Evergreen has provided some input.

ACTION: Bob C. and Todd V. will write a draft for Board and Owner input.

RECYCLING: Owner and Tenant Reminders: Recycling bin rules are being ignored:

- Casella says Recyclable items (cans, bottles, paper, cardboard) should be loose, not in plastic bags.
- Cardboard boxes should be flattened to take less room.
- The left (2) are for Recycling Only, and the right (2) bins with the slanted tops are for trash.

ACTION: Heather Doran to put together a reminder letter for owners.

New Business:

1. **Communicating information with renters.** POST notices at Kiosk, Put large notices on communications to owner asking to forward to renters.

ACTION: Heather will forward email list to Joan of renters.
Joan will forward all notices relevant to Renters, to email list of renters.

Adjournment: 6:34pm Respectfully Submitted, Joan Holcombe, Secretary