



SLCA Board Meeting Minutes

Tuesday July 6, 2021 5:30 PM

ZOOM MEETING

Attendance: Board: Bob Chorney, Todd Vreeland, Maria Dailey

Evergreen, Heather Doran

Owners: Sherin Kopyc 15/2

June 2021 Meeting Minutes: Bob motion to approve. Maria 2nd.

Open Forum: None

Finances / Treasurer's Report:

- Financials are distributed by Evergreen via email. Historical (prior month) financial reports are posted on the Shaker Landing website, and also on the Evergreen TownSQ site.
- One order 60 days over due, but would be squared up at closing. Owner closed on unit 11/2 recently.
- Evergreen accounting department sends new owner payment methods.
- Evergreen didn't bill an office expense for some reason this last month.. Postage, mailings, etc.
- Maria motion to approve financials, Bob 2nd.

Deck / Patio Expansion by owners / Bylaw Amendment Proposal:

Proposed amendment: expand decks or patios at owner expense up to a 22 foot limit.

Current expansion limits described in Bylaw Amendment 7 is 18 feet.

Owner Zoom discussion June 19:

Some felt that changing bylaws should be a "last resort", also that a masonry patio built out 18 feet, but occasionally putting a grill or extra chairs and tables out on the lawn really would not cause any objections.

ACTION: Todd V is planning to stake out the patio footprint for Board review.

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.

2021 Contract with HP Roofing for **Buildings # 29 and #15:**
Signed April 12, 2021

#29 Landing Road: Leaks in both 29-1 and 19-2.

Aug 3, 2020: Building tarped.

Work started May 3, 2021, foam insulation, roofing, and skylights complete May 21, 2021

Dan Poljacik: schedule the interior skylight trim work. No dates from Dan.

#15-1 Mastro Lane Roof / Skylight Leak: July 23, 2020, water leaks @ kitchen skylights.
August 3, 2020: Unit 15-1 has been tarped.
Work began May 24, 2021, foam insulation, roofing and skylights complete June 11, 2021.
Dan Poljacik: schedule the interior skylight trim work. No dates from Dan.

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

HP Roofing made an initial check Dec 11, 2020, and tarped over this skylight Dec 24, 2020.
Humidity and moisture checks did not reveal any obvious issues / sources.
Week of March 22, 2021, tarp removed.
HP and Roger L checked inside.
Some concern about a bath vent in #43-2 (interior moisture source rather than a roof leak?)
ACTION: Bob / HP schedule a project- access attic and verify venting is correct. Still working on.

#33-3 Sandy Orr: Sunroom / Sidewall leak:
Reviewed May 30, 2021 by Roger Louiselle: poor flashing of shingles to side wall.
ACTION: Siding removed and flashing replaced June 4.
Siding replaced week of June 7.
Status: Needs to be painted. (Dan Poljacik)

#43-1 Trim @ drip edge rotted over the entryway (noticed by Joan).
(Dan Poljacik- Pending)

#45-3 Gravel walk washed out and several wide ruts leading under the fence.

Stone wall shifting, needs some restoration work.
ACTION: Teddy's Landscaping has repaired the walkway ~June 25.
Needs to build up ground higher than walkway.

#47-3 Fence one fencepost leaning badly.
Recommendation: ask Dan Poljacik to dig / level / reinforce and stabilize this post.

PAINTING/ CARPENTRY

Deposit paid to DeVoids for painting two buildings in 2021.
#37 and #15.

Building #37 rot repairs and painting – Complete ~May 26, 2021.

Building # 15 Rot repairs and Painting:
ACTION: Dan Poljacik has started in on rot / siding repairs before painting.
Front Stairs @ #15-1 sagging and need shimming underneath. (Bob C / Dan P)..

27-2 Maria Dailey reports front door porch rot and railing loose / detaching.
Butch Ruggles estimates \$850 for new stair stringers properly supported, graycomposite decking for the stairs and entire entryway, and a new wooden railing to replace the metal railing.

#7 Mastro Lane: Siding and trim rot discovered Fall 2020.
Butch Ruggles will do this project ~ June 2021.
Carpentry completed June 18
ACTION: Needs priming and painting: Bob: Arrange with Dan Poljacik.
Needs the gutter replaced: Butch Ruggles will get this done by Willie's Seamless Gutters in July.

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

ACTION: Butch Ruggles will get this done by Willie's Seamless Gutters in July.

#33-3: Heat tape in the gutter is causing the GFCI to trip. Replace.

ACTION: 60' Heat Tape purchased, installation TBD (Todd Vreeland / Bob Chorney)

GROUNDS MAINTENANCE:

Todd and Joan met with Teddy's Lawncare to quote Gravel / Loam / Seeding work.

Walkway Gravel and Loam delivered.

Lawn Improvement- loam and seeding between #35 and # 37: Joan and Todd are working on it.

Round up on gravel walkways needs to be put down. Getting quote from Teddy's.

Mail Kiosk: Mail Kiosk has been re-shingled. Bradford Lane paid 20% of the roofing.

Carpentry repairs (ceiling) being done by volunteers, Mr. and Mrs. McPeek from Bradford Lane.

Todd V has scraped / prepped for painting.

ACTION: Primer and Painting

Dryer Vents: Should be cleaned out annually. never been cleaned. Billable to each owner.

ACTION: Heather will schedule and inform residents when they will be done.

Need access inside each unit.

Date:?

Bob and Bev Sletten #43-1 submitted an RFA, they to have a contractor replace their windows.

Need certificate of insurance from contractor. Then board approved.

Volunteer Work:

- **Steps down to Triplexes** - touch up paint on treads / paint any new bare wood.
- **Stairs on #25-1** need to be cleaned and painted.
- **Stairs on #13-2** need to be cleaned and painted.
- **Mastro Lane electrical closet** needs shingles, scraping and repainting.
- **Landing Road electrical closet** needs a couple of rotten boards replaced, and then complete repainting.

Adjournment Maria motion to adjourn. Bob 2nd. 6:45 PM.