



## SLCA Board Meeting Minutes

Monday August 3, 2021 5:30 PM

### ZOOM MEETING

**Attendance:** Todd Vreeland, Heather Doran (Evergreen, Maria Daley , Joan Holcombe

**Absent:** Bob Chorney

**July 2021 Meeting Minutes:** Review and vote by mail

**Open Forum:** No owners present. No additional issues raised.

#### 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.

1. A charge will be returned to owners next month for ???
2. Check for mailbox roof project from Bradford Lane will be deposited in Miscellaneous next month. This should not be lumped with our Roof Project line item.
3. We are waiting on some income from skylights.
4. No big projects anticipated for fall.
5. We may need to vote to move funds from one line to another to cover additional expenses over budget in maintenance this year. We have other areas where we have under-spent so budget is overall in the black.
6. Motion to approve (M/J): approved.

#### Deck / Patio Expansion by owners / Bylaw Amendment Proposal:

Proposed amendment: expand decks or patios at owner expense up to a 22 foot limit:  
Status: Not planning on a bylaw amendment at this time. Patio reference in Bylaws prevents doing as landscaping. Owner has decided to withdraw request at this time.

#### 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 - COMPLETED.

**#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](#). NEED UPDATE ON STATUS FROM CHORNEY.

**#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.** NEED UPDATE ON STATUS FROM CHORNEY.

**#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.** NEED UPDATE ON STATUS FROM CHORNEY.

**#43-1** Trim @ drip edge rotted over the entryway (noticed by Joan).  
(Dan Poljacik- Pending) NEED UPDATE ON STATUS FROM CHORNEY.

**#45-3 Fence** and **#47-3 Fence:** fencepost leaning badly.

**Recommendation: ask Dan Poljacik to dig / level / reinforce and stabilize this post.** NEED UPDATE ON STATUS FROM CHORNEY.

## PAINTING/ CARPENTRY

**Deposit paid to DeVoids for painting two buildings in 2021. #37 and #15.**  
**Status: Completed July 27.**

Building #37 rot repairs and painting – Completed ~May 26, 2021.  
Building # 15 Rot repairs and Painting:

**# 27-2** Maria Dailey reports front door porch rot and railing loose / detaching.  
Butch Ruggles estimates \$850 for new stair stringers properly supported, gray composite decking for the stairs and entire entryway, and a new wooden railing to replace the metal railing.  
Association should pay for external safety issues immediately.

**ACTION: Schedule for repair immediately.**

**#7 Mastro Lane:** Siding and trim rot discovered Fall 2020. Butch Ruggles ~ June 2021.  
Carpentry completed June 18

**ACTION: Painted. New Gutter will go on week of Aug 2. Willie's Seamless Gutters**

**#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 Week of Aug 2.**

**#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.

Teddy's Lawncare has quotes spraying gravel walks with weed killer. \$475.-  
Also delivering and applying gravel to walkways at #7, #11, and #15 Mastro Lane. #1725.- Add #33 as well. (Gravel has been delivered for #33).  
**ACTION:** schedule will be set up by Heather.

**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. McPeck from Bradford Lane. Todd V has scraped / prepped for painting. Question about bill paying out of maintenance (not Roofing line item in budget.)  
**ACTION:** Primer and Painting

**Dryer Vents:**

Done in July. Billable to each owner.(\$65 each cleaning.)  
#37-2 vent is in bad shape, refused to clean until repairs are made. Owners have been informed.  
#37-1 needs to be vented outside.  
#43-2 and #45-1 ventless dryers  
**ACTION:** Heather will request repair from Evergreen Team for #37-1 and 2.

**#43-1- Bob and Bev Sletten** submitted an RFA, they will have a contractor replace their windows.  
Approved, only contingency being to provide contractor proof of insurance, and ask them not to drive trucks down onto the lawn.

**#33-1 Landscaping plan** submitted for her own improvement. Project looks good. Some questions regarding other neighbors agreement and snow removal questions.

**ACTION:** Ask for owner for drawing plan and to check her neighbors for approval.

**Volunteer Work:**

- **Steps down to Triplexes** - touch up Nu-Deck 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. Board not sure of which this is.

**Annual Meeting: September 18, 9am, ZOOM. Agenda**

- **Updates on Roof Project and future needs.**
- **Board terms**
- **Volunteer work projects**
- **Other??**

**ACTION:**

- **Check to determine all Owners have paid in full for the Annual Meeting.**
- **Check on Board Terms.**
- **Prepare materials for Annual Meeting**
  
- **Nesx Board Meeting - SEPTEMBER 7, 5:30 (NO HEATHER).**

**Adjournment : 6:41pm**  
**Respectfully Submitted, Joan Holcombe, Secretary**