



**SLCA 2021 Annual Owner Meeting
9:07 AM Sat Sept 18, 2021**

ZOOM online meeting.

Minutes

Welcome and Introductions: quorum met

New owners:

- 11-2 Kim and Doug Southworth
- 13-2 John Brady
- 33-2 Sharlene Russell, and son Brett Russell
- 37-2 Brenda Llaurador and Peter Corren
- 47-1 Lynn Fecteau and Merrill (Mickey) Mersel

2020-2021 Overview:

Management Report / Financial Report:

Evergreen / Heather Doran and Maria Dailey Treasurer: Spending and income is tracking well with 2020-21 budget. With a balancing of expenses, we remain in the black. See Financials Report monthly (1 month delay) for details.

2022 Budget: in process and will be presented for vote in the next few months.

Shaker Landing Board:

4 board members: Bob Chorney, Todd Vreeland, Maria Dailey, and Joan Holcombe. We are looking for a 5th Member.

- Treasurer Maria Dailey's term ends August 2022.
- President Bob Chorney's term ends August 2022.
- Todd Vreeland and Joan Holcombe (Secretary) were voted for a new term: Sept. 2021-2024 . (Owner Vote unanimous)
- John Brady of #13-2 accepted the nomination and was voted unanimously as 5th member of Board: Term -Sept. 2021 through Aug 2023. (2020-21 has been vacant).

Maintenance:

Teddy's Landscaping has been taking good care of things overall. The bankings along the waterfront have been trimmed weekly, looks great!

We hired Teddy's for some extra projects such as blade-whacking brush and weeds in the tree areas along Mastro Lane and along Landing Road.
Some loam and seeding work is under way between #35 and #37.

Butch Ruggles installed new steel doors, thresholds, and trim to the utility rooms on 5 of the 6 triplexes.

We should start planning and quoting **roadway maintenance** / improvements such as having the drain culverts along the roadsides re-shaped and lined with gravel, have the driving and parking areas contoured and covered with hardpack surface (not the fine sand there now.) Less erosion in heavy rains, less mud and mess during Spring Thaw. Discussion about cutting some trees and removing stumps, to establish 4 more parking spots for # 15.

Road Work Budget: under discussion.

Trees:

#7: Huge trees overhanging several units (sticks and leaves on roofs.
2021: Plan on removing several large oak trees by #7 and #15 :

Recommending that our Tree Work Budget increased to \$7500 per year.

Roofing and Capital Expenditures:

After a couple of years holding price steady, HP Roofing has increased their pricing modestly this year. Board sought competitive quotes from 4 other companies and never received any bids.

Insulation, skylights, and new roofs on #29 and #15 were completed by **HP Roofing** in 2021. Roofing Consultant Roger Louiselle was on-site 3 times to monitor foam thickness, and all details of the roofing, skylights, venting, and flashing.

Dan Poljacik is lined up for the Skylight Interior trim. Interior work is still under way, taking longer than we thought, but overall- things are going well, results are good.

Remaining buildings to be insulated and roofed:

#7 #11 #13 #25 #33 and shingling of remaining portions of #35.

Painting:

DeVoid's completed Painting #15 Mastro Lane, and #37 Landing Road.
Siding and Trim board rot repairs were done by Dan Poljacik.

#33-3: Siding was removed so HP Roofing could properly reflash the sunroom . Azek composite horizontal skirt boards have been installed in several areas where the vertical board and batten siding rotted due to ground moisture and roof splash.

Mail Kiosk was reshingled by HP and repainted by some neighbors on Bradford Lane. 20% of the reshingling was paid for by Bradford Lane (\$190).

Volunteer Projects:

Spring 2021, our volunteer Dock Crew cleaned, stained, and installed all of the docks again.

Joan and her gardening crew spend a long day mulching and enhancing our various ornamental garden plots in the Spring and several times throughout the summer.

Kudos all around. Everything you do makes a difference.
Your efforts are greatly appreciated.

Rules:

Thanks to all for your courtesy and consideration.

Please re-read the rules to keep them in mind. We pay a ridiculously low amount for 2 garbage dumpsters and 2 Recycling dumpsters.

The bill is a mere \$58 each month!

Board urges everyone to do their part in hopes that we do not encounter complaints from Casella and a resulting raise in their rates.

- a. There has been a bit of “dumpster abuse”: construction materials, carpets, and furniture being placed in the Recycling dumpster. Please remember, you or your contractor need to take these items to the Enfield or Lebanon transfer stations.
- b. It is very helpful if you flatten all corrugated cartons – especially big ones- before they go in Recycling so we don’t run out of space (especially during Holidays)

Owner questions and concerns-

- a. Michelle Jones (33-3) asked for path re-routing to make more room outside her rented unit.
- b. Backhoe:Michelle Jones and her husband own a backhoe and offered it to SLCA. Perhaps in Spring 2022 we can consider this for roadside culvert maintenance, dig out some tree stumps, lawn loam application / leveling, etc.
- c. Musty (mildew) Smell reported: #33-1 Orr, #13-1 Chorney reports it comes and goes, typically late summer. Contact **Restoreaze** to track down the source
- d. Triplex Sewer Pumps: #45 Rasmussen mentioned having an Alarm and Test button panel in their unit which goes to a **sewer pump**. Chorney was aware that #33 has a pump located outside, and that # 45 has a pump inside (lower level

#37-2 Venizelos). Most likely every Triplex has one to lift waste up so it can flow down to the (former tanks in the lawn) to the Pump Station.

No recent problems with these pumps, but recommend that these pumps get inspected and photographed / documented:

Where are the pumps?

Where do they get their power (what panel and breaker?)

What controls or alarms are there in each Triplex?

What pump brand and model # is used - and is it the same at all 6 Triplex? (Should we have one spare pre-purchased and stored on -site?)

e. Rules Reminder and reinforcement:

Heather - (full copy of Rules) emailed to all owners and also to Renters please. Please point out especially the dog leash rules. Owner discussion - some people notice that the leash rule is not being honored equally by everyone. Some residents have a fear of dogs, but really; regardless of this we rely on each other to follow the leash rule while on the property. The leash rule might be the rule that is bent and broken the most here at SLCA. There is a Dog Park nearby if the owner wants to give them a good free run!

f. DECKS:

Deck Upgrades were discussed: from wood to Composite -and If the association doesn't have this in the budget, could an owner "pay the difference" between prep and repainting vs. Upgrade to Composite? List of approved / compatible materials (brand, color?)

- g. #35-2 Nancy Rosenthal says her deck needs prep and refinishing - asked her to remind us in Spring 2022.

Approx 1 week before the meeting but let's get it on the list:

- h. #33-2 Sharlene Russell informed me their deck wasn't level, could it be supported better? Chorney inspected it and found it sound and solid, but at the top of the steps the edge of the deck has a sag of approx 1 - 2 inches viewed across the entire width. No emergency - jacking up / straightening would not be too hard, but establishing the support so it stays there will take a few hours work, perhaps some new vertical 4 x 4 posts with proper footings underneath.

- i. BEACH: Holcombe and others report the Beach is being overtaken by roots and weeds, and fabric is showing through (losing sand). NH waterfront guidelines say do not dump sand on sloped beaches.

" If you must have a sandy human-made beach, make it smaller, or construct a perched beach. A perched beach is one with little or no slope

that is set back from the water. Perching a beach will help correct erosion problems on a sloping, sandy beach that leads directly to the water. Contact DES for permit requirements at (603) 271-2147."

[Lake-Friendly-Actions-Along-the-Shoreline-General-NH-LAKES](#)

- j. OWNER LIST: Our updated Owner List can be copied into TownSQ where it will be accessible to other owners, not the general public.
- k. ENFIELD TRANSFER STATION: Someone suggested putting a **URL / link to the Enfield Waste Transfer Station in TownSQ and perhaps on Shakerlanding.com** since we want certain things (appliances, AC units, construction waste) not in the SLCA dumpsters but taken directly to the Transfer Station. [Enfield.nh.us / Solid waste and recycling](http://Enfield.nh.us/Solid_waste_and_recycling)
- l. WALKWAYS: We have plans in place Heather will contact Teddys and have them place fresh gravel from lower parking, on the walkways to #35 and down to #33-1.
- m. Another email came through regarding water pooling in the walkway to #37-2 and also around the stairway landing by #37. Diagram provided to Heather, request a quote from Teddy's Lawncare for solving these issues ASAP this Fall.
- n. Request for a Sharing a document to supplement the RFA from #11-2 Southworth for a MiniSplit install which was approved at the Sept Board Meeting. The Southworths and their contractor Simple Energy signed off on this document, and installation is slated early October 2021.

Adjournment.: Time-

Joan Holcombe/ Bob Chorney