



SLCA Board Meeting Minutes

Monday, March 7, 2022 5:39 PM

ZOOM MEETING

Attendance: Bob Chorney, Maria Dailey, John Brady, Joan Holcombe

Evergreen Management: Titus Cramer, Emily Charbone (in training)

Absent: Todd Vreeland

Other Owners: None

Meeting Minutes February 2022: (Maria/Bob)- Approved

Open Forum: Owner Comments and Concerns: None

Finances / Treasurer's Report: Financials are distributed by Evergreen via email. They are posted on the Shaker Landing website, also on the Evergreen TownSQ site.

- Want update on Roof Assessments (March & August) - Titus will report after March 15.
- **Roof costs to date:** Expenses and Income- we are tracking imbalances/ shortfall. Some expenses have been higher with internal work. The need to continue the monthly \$100 Assessment needs to be determined for balancing roof expenses.
- **Funding: The \$100 per month special assessment ends this year (August 2022).** Evergreen is generating a report on Roofing expenditures 2019, 2020, 2021.
- Board discussion whether to extend the \$100 per Month for 2023 and 2024.
- If so, this will become an agenda item for owner vote at our 2022 Owner Meeting

ACTION: Titus will gather Assessment data and match with expenditures.

ACTION: Maria, Todd, and Bob will look at data and recommend a plan for next. meeting.

Financial Report: (Maria/Bob) Approved.

ROOF PROJECTS: *Roof: Ongoing: INSULATING / ROOFING / NEW SKYLIGHTS: 5-year plan 2020-2024 / 2 roofs per year. Assessment \$3500 per year x 5 years. \$1750 Due March 1, \$1750 due Aug 1.*

HP Roofing 2022 pricing. \$69,000 per duplex, \$6000 for each stucco chimney.
Requesting contracts and scheduling for #7 Mastro Lane and #13 Mastro Lane.

#15-2 Mastro Lane Roof / Skylight: Insulation, roof and skylights complete June 11, 2021. Interior portion still unfinished.

ACTION: Evergreen: Schedule work on interior skylight trim.

#43:

- **#43-3** Insulated / New Skylights / New roof in 2019.
Dec 8, 2020, "leak/streak" on the wall under a (new) skylight. Tarpred the skylight Dec 24, 2020.
Dec 2021 moisture showing up (Streaks on the walls ABOVE the skylight) after a couple of snowstorms. HP informed.

ACTION: Following Thursday Feb 3, 2022 Jeff Acker (HP) / Bob Chorney assessment of interior details at #43. Discussing action plan:

Likely one skylight removal and localized inspection in the Spring, visually track down the moisture sources. (HP warranty)

#43-1 : Trace the bath vents and dryer vents, assuring they all properly terminate outdoors. Repair as needed (HP billable)

#43-2 Ceiling paneling sagging in a couple of areas. Several long thin moisture streaks including some dripping on bedding and floor.

ACTION: Ceiling needs to be secured and streaks cleaned up. An uncovered electrical outlet in the ceiling of #43-2 needs to be sealed and covered.

Evergreen

#37-1 has 3 moisture streaks on an exposed beam, and these dripped on the baseboard and floor. Approx. 1 cup of liquid total.

Needs to be cleaned up, and also inspected internally for spots where warm indoor air can escape into the roof cavity.

Evergreen

#45-3 one long thin moisture streak approximately 8 feet tall near the top of the ceiling. Approximately 2 cups of liquid dropped onto their dining table.

Needs to be cleaned up, and also inspected internally for spots where warm indoor air can escape into the roof cavity.

Evergreen

#29- 1 REPORTED roof streaks.

ACTION: Bob will make initial inquiry Owner reported that there was some sign of leak around a new skylight:

ACTION: 43, 37, 45: Titus will have Evergreen contractor caulk and clean up the other minor leaks.

PAINTING / CARPENTRY / REPAIRS / BUILDING MAINTENANCE:

- **2022 Painting: \$4000.00 Deposit paid.** DeVoids anticipates June start date for painting #7 and #13 Mastro Lane.
- **Additional painting projects for volunteers or “extra” for DeVoids:**
Stairways down from Landing Road, especially any new bare wood (NuDeck)
(2) Electrical Enclosures
Bare wood on replaced stairways on #25, # 27, and # 7 entryways.
- **Gutter replacement: #33-3 (sunroom), #37-3 (sunroom) and #13-1**
ACTION: Bob will contact Willey’s Seamless during May 2022,
- **Brush Pile: can we burn before snow melt? John will get a fire permit**
- **Triplex Utility Rooms:**

ACTION: ALL OWNERS MUST CLEAN OUT PERSONAL ITEMS.

Evergreen: WILL prepare for a complete cleanout and disposal of accumulated items.

#35-1 Chimney Chase: siding repairs needed.

2nd message sent to Scott Caunter Nov 30. Scott Caunters has replied. Potentially needs an RFA for project. Wood is rotting and needs repair.

ACTION: Titus will arrange a discussion with Scott in March to establish a plan.

GROUNDS MAINTENANCE:

Tree Work: Fox Tree completed the work @ #7 during February as planned.

Large trunks, branches and brush was cleared and trucked away.

Medium sized wood was left here for resident firewood use.

Remaining wood is available to owners.

SLCA 2022 Site Work (Teddy's Lawncare)- proposal for drainage landscaping; he will update:

- Gravel the walkway from lower parking to #35 and #33.
- Pooling water @ the stairway by #37: Create a culvert along walkway, direct water to a small collection / percolation area.
- Shape a drainage swale from entryway to #45 "north" beyond the end of the building (approx. 35').
- 47-1: gravel splash strip 24' x 6" below the membrane roof where rain has cut into the soil.
- **#45-3 Fence** and **#47-3 Fence**: a few fence posts leaning badly.
- Create catch-basins to collect water

Cost: Approx. \$2800. Schedule these projects after Spring Thaw 2022.

ACTION: Flooding now at 45 and 37 in front of doorways: John and Bob will check for immediate solution.

RFA's: No new RFA's this month.

SLCA RULES:

Joan Holcombe is reviewing the Condo Rules and drafting some updates for Board discussion. Small content changes suggested. Board will review.

ACTION: Board will review this month and put comments in separate colors for discussion in April.

DOCKS:

- **2022 Installation:** planning on having it done by Bear Pond (Hans LaCasse.)
- **Availability:** there is one slip open at this time, 9 slips rented. The dock deposit is \$1500.
- **2022 Dock Fee** set at \$250.-

Spring Clean-up:

1. **Painting touch up painting- John will coordinate**
2. **Brush pile: John will get a burn permit. Bob will help burn hopefully before snow is gone.**
3. **UTILITY closets clean-out and donate useful items to Cover as possible.**

Adjournment: 7:02. Respectfully Submitted. Joan Holcombe