



Minutes
Shaker Landing BOD Meeting
January 10, 2023

Bob Chorney: Called meeting to order at 17:32

Present: Bob Chorney
Todd Vreeland
Joanne Rasmussen
John Brady
Loren Wehmeyer, Wehmeyer Property Management

Brett Russel, Unit Owner
Charlene Russel, Unit owner
Brenda Llaurador, Unit owner

Brenda: Expressed concern over uncashed condo fee check. Lauren explained that it may take a month to reconcile fee payments correctly given the transition of accounting from Evergreen. Bob suggested Brenda check again in a month to see that charges, including extra charges on her statement, were recorded properly.

Todd Vreeland: Motion to approve prior meeting minutes, seconded by Joanne, approved unanimously.

Charlene: Will foam go into the walls of her building and what is schedule for skylight replacement?

Bob: Insulation will only go under roof, not in walls, and skylight replacement is on the schedule of HP roofing, with whom we have had a good experience thus far. Pricing is expected in March for the project.

Charlene: Asked about owner/association responsibility for repairing broken vent louvers on bathroom fan duct. Bob suggested this is a minor repair and a board member would look at it.

Charlene: Expressed concern about carpenter ants eating exterior woodwork on her unit. Bob suggested we may simply spray them in the spring.

Bob: Reported that some necessary maintenance and repair issues may have put us over budget last year.

Rules revision: Unanimously agreed to table discussion until specific meeting on Jan. 16, 2023.

Bob: HP proposed to repair #43 bathroom leaks. Bob reiterated the likelihood that it was condensation. An energy audit was discussed to determine air leaks,

Joanne: Suggested we seek pricing alternatives for energy audits.

Bob: Proposed approval of RFA for Sandy Orr mini-split, with specification that pipe runs be painted to match building. Approved unanimously.

Bob: Proposed Sletten RFA for 43-1 mini-split. Approved unanimously.

Bob: Eileen Benizelos submitted RFA for replacement of six windows after the work was completed. Board approved the RFA unanimously, but noting that the work had been completed prior to the submission of the RFA.

Bob: Unit 29-2 submitted RFA to make basement bathroom vent pass through the building to vent outside. Approved unanimously.

Bob: Indicated that refund check was mailed to Scott Caunter but not cashed. Monitor in coming weeks.

Bob: Suggested Wehmeyer do spring dryer vent cleaning in spring. Decision tabled until Feb. board meeting.

Meeting Adjourned: 19:00