



SLCA Board Meeting Minutes

Monday, February 6, 2023 5:30 PM

ZOOM MEETING

Attendance: Board: Bob Chorney, Todd Vreeland, Joanne Rasmussen, John Brady, J. Holcombe

Wehmeyer Management: Sarah Liang

Owners: Merrill Mersel (Mickey) and Lynn Fecteau, Brenda Llaurador, Sharlene Russell

Meeting Minutes January 9, 2023: Approved

Open Forum: Owner Questions, Comments, and Concerns:

1. Sharlene Russell asked where electric transformers are; location: will be mapped on site map in our UTILITY ROOMS AND STANDING CLOSETS AND on our www.shaker-landing.com. **COMPLETE**
2. Contact Board President or board for any issues OTHER THAN FINANCIAL. Info@shaker-landing.com.

MAINTENANCE AND REPAIRS: **“Contact Us” link** on our website is recommended.

www.shaker-landing.com Email: info@shaker-landing.com

Your message will go to (2) or more of our board members and be answered promptly.

Finances / Treasurer’s Report: Question: Do we have the December 2022 (Year- End) Financials from Evergreen?

Wehmeyer Updates: Evergreen has not yet transferred all funds to Wehmeyer. Signature cards have been signed by Todd from CD and Mascoma Bank.

- 23 owners have not yet signed up for Wehmeyer billing. 24 have registered in different ways.
- Delinquent owners: 3 over 30 days; 12 under 30 days; list of roof pre-paid owners will be resent for adjusted billing.
- Vendor payments: electronic or paper check possible.
- New bank accounts with Mascoma Bank: signers- Lauren Wehmeyer and Todd Vreeland (treasurer).
- 3 Reserve Funds and Operating Funds from Evergreen have not yet been transferred to Wehmeyer.
- 2022 Financials Transference has balance sheet from Evergreen- overview.
- Contact: Colleen for more Condo financial information.

Action: Board will remind all owners / renters of change of fee payments and date due. Board will also resend an email list of all owners/renters for billing communication.

SLCA Rules: Joan Holcombe and Joanne Rasmussen have updated the Condo Rules; still in draft form- a few considerations need to be flushed out.

Todd Vreeland of #25-1, submitted RFA Jan 9 Requesting boat lift : next to dock, and store the lift on the lawn in the off season. Board discussion Jan 9 and 30. Several personal emails went out to condo owners to collect feedback. ZOOM meeting with owners in #47 Monday Jan 30. Much discussion in zoom and Board meetings with issues presented: devaluing lakeside views, lift storage, and precedence setting for future.

ACTION: Board Survey to all owners regarding boat lifts installation, usage and storage to guide Board follow-up.

ACTION: Consider updating/ amending Bylaws - re areas of environmental and current practices:

ACTION: DRAFT Rules meeting Feb 20 at 5:30. All Board will review bylaws and rules.

Adjournment:7pm- END of MEETING (Rest of agenda TABLED: meeting adjourned)

1. **Stream Bank Erosion:**

The stream bank erosion has resulted in several whole trees falling into the stream. Sand from the stream bank is transported out into the lake creating a shallow area.

2. **Area of particular concern:** steep clay banking failing below the 500-gallon Propane Tank which fuels the sewer pump station backup generator.

Irving evaluated this in December 2022

Asking for info from them on relocating the tank.

Tank Fence would be relocated too.

Also possibly relocate the (2) smaller tanks serving #33-1

ACTION: No word yet from Irving (Jan 31) – will give them a call.

3. **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.

- #7 and # 13 interior skylight trim work postponed until 2023.
- Buildings #25 and #33 are scheduled for Insulation / Roofs / Skylights in 2023.

4. **#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:** Streaks on the walls above and below the skylight after a couple of snowstorms.
- **Thursday Feb 3, 2022 Jeff Acker (HP) and Bob Chorney checked interior details at #43.**

ACTION: September 2022: HP Roofing recommends we route 3 vents through the attic roofs.

Schedule: Dec 8. (postponed.) Rescheduling (TBD).

5. An **Energy Audit (blower door test)** is the next step to track down and seal off air leaks to help stop the streaks and dripping in winter. Needed for 37, 43, and 45.

Yankee Thermal does Audits and does Air Sealing and have been very good to work with in the past. The (9) affected owners were contacted about this after the Jan board meeting.

Status:

6. **GROUNDS MAINTENANCE:** (Teddy's Lawncare:)

Plowing and road maintenance (sanding) has been good, and in general the walkway snow blowing and shoveling has been good.

Details like making sure the road drain is hand shoveled and clear, also shoveling walking access to the dumpsters, have been mentioned to the maintenance company.

7. **BOAT DOCKS:**

Woods in 29-2 were on the wait list. Their deposit was received and they have been assigned to boat slip C South. All 10 boat slips are rented.

8. **Dryer vent cleaning:** Ask Wehmeyer about this project (hourly charge \$68.)

ACTION: Todd will discuss and organize with Wehmeyer in Jan Feb.

9. **FUTURE IMPROVEMENTS / AMENITIES:**

- **Gazebo** near the beach: Shady dry spot for 1 or 2 picnic tables:

Budget? Timeframe?

(Move the fire pit down there too - closer to the waterfront.)

ACTION: Survey residents interest level: Develop a plan and budget:

(Bob Chorney / set up an online survey and gather feedback before Feb Board Meeting.)

- **Covered Parking:** With locking closets for bicycles/ skis/ etc. Perhaps with E-Car charging?

January 2023: Tabled for now, revisit in May or June.

Respectfully Submitted, Secretary Joan Holcombe