



## SLCA Board Meeting Minutes

Monday, May 8, 2023 5:30 **7:00 PM**

### ZOOM MEETING

**Attendance:** Board: B. Chorney, Joanne Rasmussen, John Brady, Joan

Holcombe

Wehmeyer/ River Valley- Management Co.- Michael Cammock, Peter Corren,  
Sarah Liang

**Owners:** Todd Vreeland, Sharlene Russell, Dave Hornig,  
Brenda Llaurador

**Meeting Minutes April 2023: Brady / Chorney- approved**

#### **Open Forum: Owner Questions, Comments, and Concerns:**

Todd asked about the need for a mooring rule? Bob described our addressing safe protocols with standards for mooring boats.

Sharlene- has reported a leak and ants. Also has safety tips on electric chargers. The discussion about options and directions to research E-chargers. Master electricians can give options and needs for our needs. Also has seen bugs in evergreens around her 33-2 Unit. Sharlene will bring sample to Gardener Supply for identification.

#### **MAINTENANCE AND REPAIR REQUESTS:**

At our website [www.shaker-landing.com](http://www.shaker-landing.com) use the “**Contact Us**” form.

Or **Email:** [info@shaker-landing.com](mailto:info@shaker-landing.com)

#### **Finances:** March Financials:

Financials are posted to our Website [www.shaker-landing.com](http://www.shaker-landing.com)

No serious delinquency. We are close to budget figures. Landscaping should re-align in summer months. - moving two roof account funds to one roofing reserve account.

Sarah posed question: with 4 non-operation accounts- can we merge them? Board and Michael and Peter had input onto benefits. Would Wehmeyer put together a recommendation on financial consolidation and investment?

**ACTION:** Wehmeyer will propose a suggestion on financial consolidation and account setup for longterm considerations.

**Board Vacancy:** We are looking for a 5<sup>th</sup> board member to complete our team. If you have the interest and inclination, please contact Bob Chorney or any other board member.

**Association Management:** The Board met on Friday May 28 with **Mike Cammock of River Valley Property Management** (recently merged with Wehmeyer.)

The Board found itself in “self-management” mode in September 2022 when our community manager Emily dropped out of sight.

This and other issues prompted us to let Evergreen go when their contract ended in December 2022.

Our full board was willing and able to continue with Self Management using Wehmeyer for Financials starting January 2023 (collect fees / pay contractors / produce reports.) for \$495 per Month.

Now, we are down one board member, and busier than ever with Roofing, Painting, siding repairs, dock installation, stream bank erosion concerns, etc.

River Valley can assume full management “immediately” for \$1500 per month. The board feels this is the correct step to take.

Discussion: how this full service would look; Peter Coren would become our Manager; Peter has been with Wehmeyer 2 years; helping us set priorities in projects/issues; Emergency contacts; 24-7 line available; owner voting on financial questions guidelines and budget approval; Start date of June 1, 2023.

**Motion:** (Joan/Joanne): Enter into a two year full management contract with Wehmeyer-River Valley Management Company. **Vote: Unanimous. Start date of June 1, 2023.**

**SLCA Rules:** Tabled for a separate meeting following research and discussion on e-charging and moorings.

Joan Holcombe has spent several months updating the Condo Rules with assistance from Joanne R.

This is primarily an attempt at clarification, and more congenial wording of the rules. All major rules are unchanged: (2) vehicles per condo, leash rule, RFA for exterior changes, etc.

Board Discussion April 10: The Rule revisions “seem to be Complete.”

Email May 3 John Brady: Before adopting the new rules should we look ahead, and add rules for **E-Car charging** (allow extension cords? Policy for permanently installed charging connections near the parking areas?) Concerns about private e-charging hardware being installed in Common Area. [Can Peter Coren look at options for E-Charging in a Condo Association setting.](#)

Should we add more complete rules surrounding proper **Mooring and anchoring** best practices?

Is “anchoring out” for limited duration (4-5 weeks max.) acceptable when dictated by low lake water level?

(NOTE: Our Bylaws require the board to share the revised Rules document with all owners 30 days before they take effect.)

**ACTION: ~~Distribute Rules to All Owners in May.~~ Continue rules discussion: Decide whether to revise for E-Car charging and Mooring / Anchoring now, before adopting the new rules.**

**Spring Cleanup Volunteer Day: ~~\_\_\_\_\_~~ Postponed until further notice.**

Any owners interested in doing some hands-on work on some outdoor projects please contact Joan Holcombe.

Painting / Raking / Flower Gardening / Brush Cutting / Dock Staining

### **Stream Bank Erosion:**

Several trees have collapsed into the stream in the past few years. Further erosion and stream bank collapse is a looming concern, and eventually could cause more loss of the banking near # 33 and # 35.

Area of highest concern: Steep undercut clay bank below the 500-gallon (Association) Propane Tank. Relocate the Tank and the Fence farther from the edge.

**Dismantle the fence ( Dale Pare, \$85 per man hour, plus materials.)  
Have Irving move the tank and reconnect piping. \$476 to move the tank.  
Rebuild the fence. (Dale Pare)**

**(NOTE: 2 “Rymes” tanks for #33-1 should be OK where they are.)**

**SCHEDULE: work should begin ~ week of May 15.**

### **Long – term Stream bank improvement / erosion control:**

Site Study by a Civil / Geotechnical Engineering firm

Design Proposal(s) outlining recommended methods of erosion control which meet all applicable Wetlands regulations.

Complete Cost Estimates including Consultation / Design / Permits / Construction.

Discuss the options with all Owners.

Budget / Funding: see if there are any outside sources of funding for this work?

Schedule the project. Look for small steps and long term grant money for solutions.

**TIMELINE: We can only speculate at this point: 1 to 3 years?**

**River Valley Property Management** has relevant previous experience with projects like this, and also several professional contacts in the geotechnical engineering field.

**Dartmouth Sailing Club Proposal to come to SLCA for the summer-fall renovations:**

Looking for a site to accommodate their boats for the summer (22 boats) while renovations take place- Labor Day- Nov. 15. Vans in guest parking, porta potties; 2:30-6:30pm usage. Serious financial payment for placement:

**ACTION:** John will send pictures , pros and cons, and details to Wehmeyer for survey development. John will propose to Dartmouth Sailing \$18,000 potential revenue for SLCA.

**ACTION:** Wehmeyer will draft and review with Board a survey for owners on the viability of having Dartmouth Sailing Club for the summer residing at SLCA beach.

**ACTION:** check with legal advise and insurance needs for our liability.

**TABLED: Items for additional Meeting**

**1. TABLED: BEACH:**

Should we start looking into designing / quoting / installing a Perched Beach? Hans Lacasse (Troll Docks) will install the Swim Dock while they are here doing the boat docks.

Check into permit and costs to add some more sand (Summer 2023)

Permit	\$400
Sand	\$800
Installation	(not sure)

**2. TABLED: 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.**

Buildings #25 and #33 are scheduled for Insulation / Roofs / Skylights and chimney exterior work in 2023.

Shingling remaining areas on # 35, new skylights and membrane roof. Chimney caps, crickets, and flashing (\*prior to exterior painting of #35 this year.)

**Roofing materials are on-site, work is under way.**

**3. TABLED: PAINTING:**

**Building #35** is scheduled for painting this year.

\* Chimney and siding repairs (prep work) required prior to painting.

**Rather than schedule an entire Second Building** for painting 2023, we are strongly considering addressing several carpentry and painting repairs from the following list: (priority: TBD.)

**#25-2** minor siding and trim repairs lower front right – and flaking paint near the entryway.

**#27-2:** Recent repairs, siding painting incomplete on the entryway to #27-2

**29-1 and 29-2:** Front Steps need prep and painting.

**#33-2** reported water dripping in above a sliding door: siding and flashing repairs likely. Also some caulking and repainting of cracked siding needed.

**#43-1** moss and rot on small roof over the “front door”.

**#43-2** Siding rot repair left of the front door (small repair about 2 x 2 feet.) Recommend installing a PVC Skirt Board along that section of the wall.

**#45-3** Fence and **#47-3** Fence: a few fenceposts leaning badly.

**#45-2** Siding Repairs needed near the chimney, incorrect flashing above the sliding door on the deck.

**#45-3** Propane fence: repair wood rot and repaint. (\$ Owner responsibility.)

**#47-2** Siding needs caulking and painting above front door

**Several Triplex Condo Decks** need minor repairs and repainting.

#### **4. TABLED: Outdoor Lighting:**

Inspect / replace damaged lights with new RAB LED5 fixtures.

Repair any Electrical Box and Conduit damage.

Outdoor lighting photocells / controls: are some lights stuck on all the time?

#### **5. TABLED: Condo Signs:**

Many of our signs are faded or nearly falling apart.

Order and install new signage:

Beach (“no lifeguard”)

Large Building # sign on Landing Road

Visitor Parking sign on Mastro Lane

(Remove the (2) Covid signs by the waterfront.)

LANDING ROAD sign on the corner of 4A and Landing Road.

A couple of people have said that the turn in to Landing Road is a challenge at night.

Town of Enfield had an **extra Landing Road sign.**

Our neighbor association **Bradford Lane** (Gail McPeck) is planning to have their road contractor install this sign in the next few weeks.

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

Quotes for improving parking (stump removal and installation of a compacted gravel parking surface in a 45' x 65' area:

Teddys:	\$6700
Conkey:	\$7750
Welsh:	\$9000

Board Discussion and next steps:

- 1) Concerns about where this project falls in our overall priorities, further board discussion before beginning work.
- 2) One Option: proceed with repairs to the existing substandard "roadway", and start with stump removal and site prep (2023) to the extent possible while staying below the \$5000 threshold.



In front of the (4) dumpsters, the road surface is scraped through to clay, and also needs grading and resurfacing.

**7. TABLED: Trees:**

2 owners had expensive automobile damage from falling trees in Fall 2022.

Joan and Joanne have accepted the task of surveying the trees on our property with Jon Fox of Fox Tree to identify any more that are dead, weak, or unhealthy, and to make immediate plans deal with anything deemed unsafe.

Once any immediate concerns have been addressed, Joan and Joanne (and Fox) have been asked to start looking at a ~ 5 to 10 year plan for our existing trees and plantings – what is a good plan to cost effectively enhance overall appearance and health of the trees and other plantings here?

**8. TABLED: RFA Requests for Approval**

No new RFA's.

**9. TABLED: BOAT DOCKS:**

All 10 boat slips are rented.

Requested Hans LaCasse (Troll Dock Co.) **un-stack the docks for Staining ASAP.**

As soon as staining is done, they will be installed.

Ramp to “C” dock is old and patched and needs to be replaced. **(Troll Dock Co.)**

**10. TABLED: Dryer vent cleaning:** Ask Wehmeyer about this project (hourly charge \$68, billable to owners.)

**Discuss and organize with Wehmeyer / River Valley PM in the next month or two.**

**Adjournment: 8:45pm Respectfully Submitted, Joan Holcombe**