SS1 BOARD OF DIRECTORS MEETING

Saturday, April 24, 2021

9:00 AM

This SS1 Board of Directors meeting was open to all owners. The meeting was held in Unit #2 and by Zoom. Present were Dennis Brown and Bill Messieri (in person), Will and Bev Reed (via Zoom), Susan Ewell (via Zoom mobile), and Terry Jones, Belle Terre Property Management (via Zoom).

Agenda:

1. Winter Maintenance (2020-2021) Analysis.
   * Matt Gallien contract for winter 2021-2022 snow maintenance. It was agreed by all that Matt Gallien’s service this past winter was very good, as in the past. Denny asked Terry to negotiate a contact with Gallien for next winter.
   * Roof Ice Dams. Unit #5 experienced a second major water leak in 3 years due to an ice jam over the dining room. As this is a roof issue (even though the owner is responsible for the interior damage), Susan Ewell requested some guidance for correcting the problem or at the least planning for extra maintenance of snow accumulating on the roofs of Units 5 and 6. These units do not receive the same amount of sun as the other units and are therefore more susceptible to snow and ice buildup during the entire winter season. It was suggested that new technology may be available for ice dam issues with the next roof replacement (2030-ish). Terry will check Belle Terre records about where exactly the ice shield was installed during the last roof replacement. In the meantime, it is agreed that roof raking will be performed (at appropriate intervals based on the amount of snow and projected freeze/thaw cycles) at the request of the owners.
2. Summer (2021) Maintenance Analysis.

* Mulching of the parking lot side gardens will take place in June by Legacy Landscaping.
* Several owners have requested a general clean-up of their garden areas. It is agreed that each owner will mark plants to be removed, re-arranged, or requested new planting in the garden directly in front of their unit. Owners should keep in the mind water restrictions which will likely be in place this summer. Susan Ewell has requested to remove all plants in her area between rhododendron bushes and the walkway, as most plants in that area are completely destroyed by snow shoveled from the walkway. She would like to replace removed or relocated plants with a single tree (Eastern Redbud or Magnolia) and will meet with Warren Legacy next week to plan the purchase of a tree, which she has requested to buy and maintain.
* Tru Green spraying. The weed spraying (parking side walkway only) will be scheduled by Belle Terre. Please let Susan know when this is scheduled so that she can be available to confirm what area is being treated when the service people arrive.
* Tree removal on lake side. Bill, Denny and Katie worked with Anita Blakeman, Eastman, and Belle Terre to cut and haul away several trees as marked last fall. Hopefully owners will notice a difference in the view of the lake when they are here in the summer.
* Ash Tree disease determination. 7 ash trees have been marked for follow up to either inject with treatment or to remove. Denny will reach out to Eastman and appropriate tree services to determine what action to take. Everyone agreed that the 2 trees off the deck of Unit #5 should be treated, as they are enjoyed by all.
* Painting of decks and walkways. This will take place this summer. Owners will be notified of the schedule as soon as it is available to Belle Terre.
* General maintenance by It Takes Two (ITT):
  + Deck Repairs ongoing: Repairs have been completed on 4 of the 6 decks over the past several summers. Decks for Unit #2 and Unit #4 will be repaired this summer as suggested by ITT to repair the half of each deck that are in the worst condition. The other half of each of these decks will be scheduled for final repair in summer 2022.
  + Attic Vent installation: Plans will be proposed for this work, and scheduled for summer 2022.
  + Woodpecker damage: damage to Units #1 and #4 has been noticed and will be repaired by ITT this summer. ITT has said it looks like a patching project only.
  + Unit #6 Granite Step Railing: Bev and Will Reed requested input/approval to install a railing for their lake side 2 wide granite steps. Bev will contact It Takes Two about the feasibility and style and report back to the board about logistics, including permits if necessary.

Meeting was adjourned at 10:30am.

Susan Ewell, Recording Board Member