

**Liftside Association Meeting  
Regime Meeting  
Sunday, July 6, 2008**

***In Attendance:***

Richard Sargent	LS 3	Abby Kalotkin	LS 32
Ernest Simuro	LS 4	Larry Deutsch	LS 34
James & Mary Lynne Barker	LS 6	Lorrie Korn	LS 35
Lois & Tom McKeown	LS 10	David & Barbara Galler	LS 39
Connie McParland	LS 12	Dawn Brown	LS 46
Bruce & Patty Ballentine	LS 16	Pete & Edythe Dloss	LS 47 & 48
Jacalyn Diesenhouse & John Stewart	LS19 & 20	Viola Stritzler	LS 49 & 50
Michele & Kevin Cloke	LS 23	Tom & Marclay Davis	LS 52
Grace & Kathryn Calamita	LS 27	Kevin & Marlene Rohrbacher	LS 53
Daniel Widmeyer	LS 31	August & Kathleen Grossman	LS 54
		James & Maureen DiPasquale	LS 57

The meeting was held in Liftside 52 and called to order at 9:30 am.

1. Michele Cloke was appointed secretary for the meeting. She made a presentation of a plaque to Tom Davis from the Liftside homeowners in appreciation for his dedication to our regime and buildings.
2. Homeowner's introduced themselves.

Minutes from 2007 meeting approved.

3. Tom Davis' term as a Regime Director ends July 2008. He indicated a desire to serve again. Nominations from the floor: Kevin Rohrbacher nominated himself for the position. He presented 9 proxy ballots to the secretary.

Motion made by Kevin Rohrbacher to have a written ballot as per the By-Laws. Seconded by Larry Deutsch.

*Kevin Rohrbacher:* Each unit's vote receives a fractional share according to the size of the unit as stated in Association By-Laws. Tom Davis said that is so.

Vote taken to have a written ballot: 11 for and 9 against.

Motion made by John Stewart to have one vote per unit. Seconded by Maureen DiPasquale. Discussion: The votes from each unit should count equally regardless of the size of the unit.

John Stewart volunteered to count the votes and calculate the proportionate shares of each unit. The results of the vote: Tom Davis won by 5.3077.

*-Ernie Simuro:* The By-Laws will have to be changed to state one vote per unit. In order to change the By-Laws, it has to be an item on the meeting notice for the annual meeting that is sent to all homeowners. We will put this item on the agenda for next year's annual meeting if it is permitted.

*-Homeowner:* Appropriate expenses are pro rated to the square footage per unit. Common fees are also apportioned. I agree that we should have one vote per unit. We are all owners and not square footage owners. If we do not change this, we will develop animosity.

*Homeowner:* I think that is fair. This is the one place we can come and share our ideas about Liftside. Can't we change the By-Laws this summer? Do we have to wait until next year?

*-Homeowner* – I agree with what is being said and it is not that I am against 1 vote per unit. I have only been an owner here 2 ½ years and this should be done according to the By-Laws.

*-Ernie Simuro:* We have to prepare the agenda according to the By-Laws. We will add it to next year's annual meeting. Let us know in advance if you are interested in the position.

*-Homeowner:* In favor of one vote per unit, some clarification...at the homeowner's meeting you get 1 vote regardless of the number of units you own. You get 1 vote even if you own 2 units. Can we try to change the homeowner's association By-Laws?

Vote: Add to next year's agenda to change the By-Laws to state one vote per unit – unanimous.

Request from the floor for the percentage results of the election vote: Tom Davis 59.5% and Kevin Rohrbscher 40.5%.

### **Regime Directors' Reports:**

*-Tom Davis:* This Fall we have to check the attic and dryer vents for insulation and raccoons. This is done both spring and fall. We spend a lot of time inspecting the outside of the buildings.

*-Homeowner:* There are many products out that are exhaust fans with a pressure switch. I think all information regarding projects should be e-mailed to all homeowners.

*-Tom Davis:* Please add e-mail addresses on the sign in sheet.

*-Homeowner:* Can we put a committee together to look at the colors?

*-Ernie Simuro:* We are not going to decide on colors now. Let us finish the project that we started. We can always vote to have a reassessment and come up with the funds to repaint.

*-Tom Davis:* Interior projects: replace stair treads; re-finish common area doors and add kick plates; replace door knobs with lever handles.

Reserve Items: Replace interior carpeting. Housekeeping cleaned the entry carpets four times this spring. We asked Kimberly to look into removable mats.

SafLok Key System: We are looking into installing the safe lock key system. It is a security lock and tracks who was in the unit. We are asking that homeowner keys have an active period of 6 months. Keys will be issued to Homeowners each fall and spring for a 6-month time period. If a key is lost, you will have to call and get it invalidated. The cost is about \$500 per door.

Vermont has new codes regarding fire ratings. Not all doors are fire rated the same. The doors for each unit have an effect on the fire-rating requirement. We are getting that information.

*-Homeowner:* In the common area there are some lights out in the hallways. How often are these checked?

*-Tom Davis:* Every time housekeeping comes in.

*-Homeowner:* There is not enough light on the stairs. The carpeting is too dark.

-*Ernie Simuro*: We are working on improving the lighting.

-*Homeowner*: Is it beneficial to change the doors to a unit when the locks are installed?

-*Tom Davis*: I have a rough estimate that the locks will cost \$500 and the doors will be around \$350 - \$850 depending on the door.

-*Homeowner*: Do we each have to pay for our own doors?

-*Ernie Simuro*: The doors to the units belong to the homeowners.

-*Tom Davis*: Hopefully this fall we will automate the heaters in the entry areas. They use a lot of energy. We want to get them working efficiently and consistently. We also need to locate replacement air conditioners. The warranty is running out this year. We need to select a replacement model.

-*Ernie Simuro*: If the air conditioners have to be replaced, we will use the same case and size, if possible.

-*Tom Davis*: The exterior project for the fall is to complete the big building. We are installing a second railing, and hopefully stair lights, on all down stairwells. The rails are Vermont code. The architect recommended that we consider sidewalks in certain areas. In the smaller building, it would be between the 2 entrances. This would keep cars from parking too close to the building in the winter. Once we get the exterior completed, the next item that we have to move onto is the interior. We also intend to review the carpet replacement schedule in the hallways.

-*Homeowner*: Can we rent our walls to local artists?

-*Homeowner*: We had some artwork on the walls that homeowners have put up and they have been taken.

-*Homeowner*: We've had artwork in our hallways for years and they're still there.

-*Homeowner*: I would like to make a suggestion that we form a small subcommittee of homeowners that would be interested in putting together a plan and sending it out.

-*Homeowner*: Ski lockers – you can buy metal ski lockers for \$100.

-*Ernie Simuro*: We can look into ski lockers again. We have looked into them and haven't come up with anything. There is space on the second and third floors, but where do we put them on the first floor.

-*Tom Davis*: This is common area that we are talking about and we need a vote of 75%. We could not even get 50% to vote last time.

-*Homeowner*: You are never going to get 100% satisfied. It would be nice to include more homeowners in the process.

-*Homeowner*: Can we find out how much it would cost to change the mint green color before we go onto the other building?

-*Homeowner*: I want to bring up the question for Vermont Electric and our double meters.

-*Homeowner*: It is on hold at the moment. You don't need to do anything right now.

-*Ernie Simuro*: Vermont Electric would charge one amount for cooking and a different amount for heating. The letter said if you don't remove the meter you will get charged.

-*Homeowner*: There are a lot of people that have two meters and because of that there was a follow up letter that came from the CEO to put on hold to charge the difference between the 2 meters. They are actually checking on the cost.

-*Homeowner*: Do we all know that our electric rates went up 30%? Can we buy from other sources? Are there alternate energy sources available?

-*Homeowner*: TVs – everything is going digital. What do we have to do?

-*Ernie Simuro*: It doesn't make a difference because we are cable.

-*Homeowner*: We are renovating our buildings and that should last 30 years. As long as we are renovating have we addressed the trash closets? They are small and there aren't enough cans.

-*Ernie Simuro*: We can ask to have the trash picked up more frequently.

-*Homeowner*: Not all of the outside lights work.

-*Ernie Simuro*: This is an ongoing project and the lights have to be adjusted.

-*Homeowner*: Are we doing anything regarding plants and flowers?

-*Ernie Simuro*: We already did that.

-*Tom Davis*: January one year ago, Patty and Bruce lost their son, Matthew, to a murder. Bruce and Patty asked Bill if we could plant a sugar maple behind the smaller building. We would like to dedicate that to Matthew following this meeting.

Motion to adjourn the meeting was made by Marclay Davis. Seconded by Kevin Rohrbacher. All agreed. The meeting was adjourned at 11:25 am.

Respectfully submitted,

Michele Cloke – LS 23