

Smugglers' Notch Liftside Regime

The Regime Directors have scheduled a conference call for all regime members to discuss the financial situation, the 2015 budget and the LRMP.

The following topics will be discussed.

Topic One – The 2015 Regime Budget

- The 2015 budget is heavily influenced by the costs of recovering from the March 2014 flood and the extensive actions taken to prevent another disaster.
- In spite of a loss for the 2014 fiscal year, the conservative approach of having a substantial reserve from which to tap and pay for the restoration costs has made it possible to make the repairs and still have adequate reserve funds for the near term.
- The Directors believe that no special assessment is needed at this time.
- To rebuild the regime reserves over time, the regime fees to the homeowners have been increased so as to restore the reserve funds in about 10 years.
- SNHA has advised us that the April 1 renewal of the Master Policy Insurance will increase more than was projected and budgeted earlier this year due to higher losses at Smugglers since January 2015 as well as across the Northeast. The market for resort insurance is limited and not competitive so we must accept the insurance company raising rates more than we anticipated. We will monitor this situation for now.

Topic Two – The Long Range Master Plan

- The previously established elements of the plan have been retained/extended with no major revisions from last year.
- The idea of extending the entryways and building ground level ski lockers has been found to be way more expensive than anticipated, and thus has been deferred indefinitely.

Topic Three – The Hallway Project

- At last year's annual meeting, homeowners agreed to address the need to upgrade the appearance of our hallways.
- The hallway project committee has been meeting over the past few months and is still working on options for a plan to recommend to the Regime.
- There is no formal hallway project per se in the LRMP. However, a number of elements in the LRMP can be used to fund the hallway renovations: carpet replacement, lighting replacement, stairway repairs, and heater replacements.

- There is a possibility that some elements of the hallway renovation project can be done this Fall; however, the bulk of the project will probably be done in the Spring of 2016.

Topic Four – The Annual Meeting Date

- The SNHA is having its annual meeting the morning of July 3rd, in order to free folks up to celebrate the 4th on Saturday.
- The Regime would like to have our meeting in the afternoon.

Questions and Comments

Respectfully yours

Ernie, Michele and Kent