

LIFTSIDE REGIME MEETING
Saturday, July 7, 2018

Attendance:

Ernie Simuro	LS 4	John & Kristen Sullivan	LS 37 & 38
Lois & Tom McKeown	LS 10	Eydie Dloss	LS 47 & 48
Michele Cloke	LS 12	Bill Stritzler	LS 49 & 50
Marvin Block via teleconference	LS 18	Marclay Davis	LS 52
Lucia Homick & Jack Pruiksma	LS 19 & 20	Kathy & Mike Grossman	LS 54
Kent Weber	LS 24	Maureen & Jim DiPasquale	LS 57
Linda & John McDowell	LS 30		
Abby & Art Kalotkin	LS 32	Joe Ingram, SNHA Executive Director	

The meeting was held in the Spruce Room at the Meeting House. 17 homeowners present in person and 1 homeowner attended via teleconference represented 30.0189% of undivided ownership interest as listed above. The Bylaws call for a minimum of 20% for a quorum, therefore, a quorum was met and the meeting was called to order at 2:05 pm.

1. Michele Cloke was appointed secretary for the meeting.
2. *Michele Cloke:* The minutes from the July 1, 2017 meeting are posted on the SNHA website. Motion was made by Lois McKeown to accept the minutes. Seconded by Kristen Sullivan. Minutes accepted as posted.
3. Election Results: *Michele Cloke:* Election for Regime Director with term to end in July 2021 was held by ballot. See <http://www.snha.net/regimes-a-buildings/liftside> for details of the nominations and election process. 29 homes returned 41.2% of interest in ownership, thus achieving a quorum for the election. All 25 homes voted for Ernie Simuro for a 3 year term ending July 2021. As with achieving a meeting quorum, there is a 20% minimum number of votes required to be cast in total for an election by ballot to be effective. Thus the election was effective.

Ernie Simuro: Accepted the position of regime director for a 3 year term.

4. Financial Reports: *Joe Ingram:* The 2018 budget was ratified in December, 2017 by paper ballot. The financials have not been updated prior to this meeting because we have not received all the invoices from the Spring projects. The designated reserve fund account has been opened at Community National Bank in Morrisville, VT to segregate the reserve funds. The operations bank account is with Union Bank in Jeffersonville, VT.
Kent Weber: We tried to come up with a formula to determine an amount to be assigned to an “emergency fund”. We have been adjusting the timing of projects to avoid special assessments.
5. Long Range Maintenance Plan:
Discussion: Increase amount of annual assessment to create an “emergency” fund in order to avoid special assessments. The LRMP has built in an inflation rate of 1%. This amount may be too conservative.
6. Old Business:
 - **Collection Policy:** The collection policy of invoicing homeowners directly and having homeowners pay Liftside directly is working well. We no longer wait 60 days after the Smugglers’ statements are published for the assessment funds to be transferred to Liftside as was the previous policy.
Discussion: Delinquent Accounts: We do not have a large number of delinquent accounts. We have been very nice to our neighbors and giving them time to make payments. However, we have been advised by an attorney to move sooner on the delinquent accounts and obtain a Court Judgement. It is easier to collect an amount before it gets too large. Attorney expenses are passed onto the homeowner we are collecting from.
 - Parking lot regraded and drains in front of small building were lowered to improve drainage
 - Black top walkways were replaced with concrete.
 - Chimney caps were replaced.
 Roof replacement: The remaining shingles of 2/3 of the roof of the big building were replaced this Spring. The roof is a 30 year shingle with a warranty. The roof on the small building will be re-evaluated in the Fall.
Discussion: Metal Roofs: When the snow melts, it slides off the roof very quickly and creates an avalanche which can be a hazzard.

7. New Business:

- Maintenance Block: *Michele Cloke*: We received the information from Lauren McKenzie on how the schedule is developed. After discussion, we have decided that it is in our best interest to have our Maintenance Block in the later part of the Spring. This gives us a block of time with the best chance for good weather to schedule and complete exterior projects.
- Exterior Painting Project: Phase I – Front of buildings and the deck posts and railings. To maintain the Hardie siding (sides of the building) it will have to be painted. We have to review finances to determine when we can complete the painting project.
- Common area maintenance invoices are being sent directly to SNHA for payment. They are no longer appearing as line items on the Smugglers' Homeowner Statements.
- Split rail fences should be fixed and painted within 2 weeks

8. Items of Concern: Common Area Washer/Dryers – One of the dryers in the small building is not working

- Put "Laundry" signs on the doors of the common washer/dryer closets
- Deck lights: certain buildings' deck lights are designated to be on all night to provide ambient light for the Village
- There is a "No Parking" sign missing. Can we replace these signs with "Loading and Unloading Zone" signs?

Jack Pruiksma made a motion to adjourn the meeting. Seconded by Linda McDowell. Meeting adjourned at 3:15 pm.

Respectfully submitted,
Michele Cloke, Director