

**LIFTSIDE REGIME MEETING**  
**Saturday, July 2, 2016**

**Attendance:**

Ernie Simuro	LS 4	Marvin Block (By Proxy)	LS 7 & 18
Lois & Tom McKeown	LS 10	Michele Cloke	LS12
Lucia Homick & Jack Pruiksma	LS 19 & 20	Kent Weber	LS 24
Mark Davis	LS28	John & Linda McDowell	LS 30
John & Kristen Sullivan	LS 37	Abby & Art Kalotkin	LS 32
Pete & Eydie Dloss	LS 47 & 48	Dawn Brown	LS 46
Marclay & Tom Davis	LS 52	Carol & Dennis Ulrich	LS 43
Maureen & Jim DiPasquale	LS57	Bill Stritzler	LS 50
		Joe Ingram, SNHA Executive Director	

The meeting was held in the Spruce Room at the Meeting House. The homeowners present in person and proxy representing 26.1 % of undivided ownership interest as listed above. The new Bylaws call for a minimum of 20% for a quorum, therefore, a quorum was met and the meeting was called to order at 2:10 pm.

1. Michele Cloke was appointed secretary for the meeting.

*Michele Cloke:* The minutes from the July, 2015 meeting are posted on the SNHA website. Motion was made by Lois McKeown to accept the minutes. Seconded by Jack Pruiksma. Minutes accepted as posted.

2. **Election Results:** *Joe Ingram:* Election for Regime Director with term to end in July 2019 was held by ballot. See <http://www.snha.net/regimes-a-buildings/liftside> for details of the nominations and election process. 16 homes returned 26.1% of interest in ownership, thus achieving a quorum for the election. All 16 homes voted for Michele Cloke for a 3 year term ending July 2019. 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.

*Michele Cloke:* Accepted the position of regime director for a 3 year term.

3. **Financial Reports:** *Michele Cloke:* The 2016 budget was ratified in December, 2015 by phone conference and has been in effect since. The budget calls for assessments to meet current year obligations as are listed, a total annual contribution to the Reserve Fund at \$64,037 which includes a 2016 payment of \$54,000 back to the fund for the funds that were used for hallway renovations and \$9803 of funds to be added to the 2016 balance. Note another payment of \$54,000 will be made in 2017 to repay the fund for funds used in hallway renovations and return the balance to pre-hallway renovations level. The intent is to bring the fund back up to the required level to have funds to replace shingles on the roof. Concern is that shingles are showing signs of earlier need for replacement that are scheduled on plan. See discussion below on plan. Directors are also looking at additional issues that need attention that are not yet in the plan that will require additional funds not in 2016 budget. See below.

Current Meeting Agenda - Discussion points:

4. Long Range Maintenance Plan.
  - This is the first draft after the hallway renovations project.
  - LRMP purpose is to project the cost of maintenance and projects for 20 years
  - There are several acceptable ways to develop projections for addressing the items, target dates, and funds needed for repairs and replacements. Marvin Block would like to see the plan more definitive with each item in the plan having a dedicated cost and target date defined, with assessments driven by those details, with assurances that any variance from the plan receives homeowner review and ratification. He has offered to work with Joe to develop a spreadsheet with format modified to achieve that plan. All agreed to his working with Joe and the development of a draft for review in the fall and a consideration as a tool for 2017 budget.
  - Decks are limited common area according to the Declaration – which means that maintenance and painting should be charged to homes based on the work completed on each respective deck. When work is completed on decks this adjustment to the allocation of the actual costs is possible with a credit or charge going forward to achieve fairness.

5. Hallway Renovations Project Recap:
  - The project came in under budget. Approximately \$18,000 of contingency was not used.
6. Update drainage and grading work:
  - Additional re-grading has been done in the rear of LS 25-60 and the grading of the outflow swale between LS 25 downgrade toward the Admin building was lowered approximately 8", which is according to the plan agreed upon.
  - A berm was installed near Slopeside parking lot that will re-direct the water from the parking lot toward the upper catch basins.
  - Smuggs installed an additional ditch along the road between Slopeside and LS upper corner of LS 25-60.
  - The area between Liftside and Slopeside is no longer plowed for parking during the winter.

New Business/Discussion:

Phase II Project:

- Project manager for the Hallway Project , Becky, is now working on estimates for trash closets: new shelving and vinyl lining for walls 3' high
- Becky is working with Mark Delaney of Smuggs and Joe of SNHA for a drainage solution in front of small building by possibly installing a drainage grate that will tie into the Smuggs drainage system.
- Looking at parking lot re-grading and roof water.
- Laundry bins were removed because the hinges failed and they were dangerous
- We may have to remove trees that are close to the building.
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Discussion:

- The trash closets smell. Can the doors be moved to the outside wall of the trash closet?
- Can the cement stoop be covered with wood or pavers on the big building?
- The foundation is starting to deteriorate. Some trees may have to be removed.
- Spring Cleaning Schedule: Can the scheduled be rotated so that Liftside is not always blocked 1<sup>st</sup> week of June?
- These questions are under review.

Carol Ulrich presented the following information on deck furniture:

- Vicky Vautour recommends Telescope Brand furniture.
- The chairs are stacking type to facilitate minimum storage space
- Replacing deck furniture does not have to be a regime project. Purchases can be made individually
- Bulk pricing: \$140/chair and \$105/cocktail table (will get additional quotes)
- Matching deck furniture looks good from the outside of the building. Hakone completed a total unit replacement several years ago with good results.

Budget Ratification:

- Budget ratification by homeowners for 2017 will be by paper ballot. Process: A draft budget will be adopted by the Directors in the fall. and sent to all homeowners and posted; a discussion phone meeting will be scheduled; then after the meeting, paper ballots will be mailed and emailed; budget will be ratified per statutes and bylaws with or without a majority response, or with a majority vote from all homes voting no, the budget can be denied and sent back to the Directors for modification. If the budget is denied, the process starts over as described. The new statutes in 2012 places the responsibility on the homeowners to become involved and deny a budget if they disagree with the Directors. Absent a majority objection, a budget may be ratified by default.

Title Insurance Issue:

- The original plat drawings for Liftside buildings and home dimensions as described in the original Declaration for Liftside Condominium that should have been in the Town files are not there. They are referenced in the Deeds and Declarations. This was discovered in a title search by an attorney last year. This must be corrected for any and all homes to obtain a clear title opinion in the resale or refinance of a home.

- Architect John Doane previously prepared building drawings for the exterior renovation project of 2008. The Directors have authorized him to complete some additional work to these drawings for the updated filing. Cost for the drawings around \$3,000.
- The drawings will be filed in the Town Clerk's Office
- The Declaration will have to be amended to reference these drawings. We will have to vote on the Amendment. There is a 75% vote needed to Amend the Declaration. When this vote is requested, please respond promptly so we can get the documentation in order for all homes going forward,

Welcomed new Liftside Homeowners: John and Linda McDowell of LS 30

There being no further business, a motion was made by Marvin Block to adjourn the meeting. Seconded by Jack Pruiksmā. All were in favor.

Meeting adjourned at 3:55 pm.

Respectfully submitted,  
Michele Cloke, Director