

LIFTSIDE CONDOMINIUM SPECIAL MEETING
By TELECONFERENCE
April 21, 2015
7:30 PM

In Attendance:

Patricia Jen
Michele Cloke
Lucia Homick & Jack Pruiksma
Kent Weber
Dragana Kobel
Mark Davis
Elizabeth Meny

Abby & Art Kalotkin
Carol & Dennis Uhrich
Marclay & Tom Davis
Marlene LaFata & Kevin Rohrbacher
Maureen & Jim DiPasquale
Joe Ingram, SNHA Executive Director

The roll call was taken and there was a quorum (20% by % of common interest ownership) present, so the meeting was called to order at 7:40 pm. The purpose of the meeting was to review and discuss the Budget; LRMP; and Hallway Renovations.

- **Joe Ingram:** The 2015 budget was established on the estimates for the current year. The amount that was borrowed from the reserves for the flood restoration has to be repaid. The projections on the plan attached to the 2015 Budget show the funds will be repaid in 10 years.

The insurance coverage available from the SNHA Master Policy Insurance carrier was a maximum of \$10,000 in 2014 for the entire SNHA Master Policy Insured group, not just Liftside, for surface water flooding. We estimate Liftside will receive approximately \$9,000 from that amount. The flood restoration was over \$100,000.

- **Kent Weber:** Re-grading Project – the Liftside Directors hired an engineer to review the plans that Smuggs developed last fall. Our engineer recommended some changes to the plan. All work was completed last Fall. We will have to wait for the Spring thaw to complete to see if there was any settling. We will have an engineer review the grading to be sure that the project was done according to plan. (Explanation of the work that was performed in the Fall)
- **Question:** How is the repayment to the Reserve Fund going to be calculated? Damages by the flooding water was not just to the common area.
- **Michele Cloke:** The Liftside Directors have implemented the flood restoration plan according to the consensus of the LS members present at the 2014 Liftside Annual Meeting. That was to complete the restoration of damages from the flood using funds from the Reserve Fund with some charge backs to Homeowners affected. Afterwards, consultation with an attorney was to be performed to clarify what parties should be responsible for repaying the Reserve Funds used. An initial consultation with an attorney last fall was made and a second opinion is being sought this spring.
- **Joe Ingram:** In the meantime, the calculations have been included in the Long range plan to assess the Liftside Homeowners by % of undivided interest to restore the funds used for restoration within 10 years. Properties that were replaced that the Directors believe are the

responsibility of individual homeowners have been invoiced back to those homes and according to the consensus from last year's annual meeting, the homeowners will be given 3 years to pay the related invoices. The damage to the homes was from water falling on the common property and from water flowing onto Liftside from other adjacent properties. There will be additional review regarding the responsibilities of the parties involved this spring. The primary goal is to do as much as is possible to assure that these 7 homes and others do not continue to be damaged.

- **Further Discussion:** Some homeowners believe that repayment of the expenses for the flood should be allocated evenly between the 60 homes not based on undivided interest. Is the area affected common or limited common area? We should look at equal distribution and if the legal decision comes back differently, then we could re-distribute.
- **Joe Ingram:** That is part of what the attorney is reviewing this spring.
- **Michele Cloke: Hallway Renovations** – The committee working on the plan was expanded in the fall and winter and has been working on a plan to update the hallways. We are no longer looking at expanding the front entrances at this time because of the high cost of the estimates for that work. An RFP is being prepared so that we can get estimates for the following work:
 - replace exterior doors;
 - replace carpet and stair treads;
 - repaint the bottom of the stairs;
 - repaint or replace the wood in the entry;
 - repaint cinder block in the stairways;
 - create accent wall on the window wall in the stairway;
 - put a wood product wainscot approximately ½ up on hallway walls with sheetrock or some other smooth finish on the block wall above the wainscot;
 - refinish, restore, or replace existing open ski cubbies;
 - install curbs along parking lot to better demarcate parking and enhance drainage;
 - replace asphalt walkway to each entry;
 - replace lighting in the entry area
 - Discussion: The trash closets need to be addressed; use the area where the laundry bins are for recyclables; there is a musty smell in the entry area (research stone flooring or other means to reduce mildew in that area)
- **Annual Meeting – Hold the date** The Bylaws call for holding the Liftside Annual Meeting in July during the same holiday period as the SNHA Annual Meeting. The SNHA Annual Meeting will be on Friday July 3rd in 2015. All agreed to hold the Liftside Annual Meeting after the SNHA Annual Meeting on Friday July 3rd. Agenda, time and place to be determined.

Meeting adjourned 9:05 pm.

Respectfully Submitted,

Michele Cloke – Liftside Director
Joe Hester Ingram – SNHA