

Poolside Annual Meeting Minutes
July 2, 2011

Attendees (in person at Stoweflake Resort)

P2, Alan and Debbie Titelbaum
P6, Alan and Maura Rutkin,
P7, Malcolm and Sue Kahn
P10, Jay Kahn
P11, Jim and Barbara Biringer

1. Jay Kahn agreed to record the meeting and submit meeting notes.
2. Reviewed and approved 2010 meeting minutes
3. Re-elect Jim Biringer as a regime director for a three year term.
4. Reviewed current financial reports and noted that the line of credit to support the 2006 building construction is paid in full and closed. The regime has ~\$24.4m in reserves for annual building maintenance and long term capital projects. Some minor delinquencies still exist and we will continue to manage our receivables.
5. The railings still need some support and painting. The bases are being hit by snow removal and we should communicate with the resort regarding the wear and work out a solution. The bases also need to be painted with a direct to metal paint.
6. Kaba does make a conversion key pad lock to fit our saflok system. Homes that are interested should let the directors know so pursue more information. P9 has already made this conversion.
7. The pine tree across the street has been removed as well as the dogwood trimmed, thanks Joe for continued follow up to get this completed.
8. Monthly LP gas continues to be a challenge. We need the SNHA office to correct this procedure. Jim Biringer to follow up.
9. Pest control seems to be in good condition. The wood chuck habitat seems fairly regular...we will contact the resort to see if a gravel fill may discourage them.
10. New Business
 - a. Jay Kahn will look to add numbers to the doors to minimize unit confusion for guests and contractors.
 - b. Lock entry detail is available and Lisa Howe is the contact to request information if wanted.
 - c. Some homes thought housekeeping was poor, others though it was good
 - d. Deck furniture was discussed and reported that resin furniture would not be allowed. The quality home standards are not approved and this item is still unresolved. This topic was controversial for the QHP committee and individual HO can still provide what is best for their home.
 - e. Entry light fixture bulbs are still problematic, the resort has tested some cfl bulbs after the LED bulbs they selected did not have enough watts. Alan Titelbaum has also installed some CFL bulbs.
 - f. HVAC system checks have still not been completed, Jay Kahn has followed up with Joe to hire a vendor.
 - g. We agreed to add lattice a/c condenser area near P7/8. This will match the trim under the entry porches. Additionally we will request some landscaping in this area.
 - h. P2 has some end windows that the seal has failed; It will be fixed to match current details
 - i. The cement walks still an ongoing problem along with some siding failures. Jay Kahn to coordinate with Joe.

h. There are still black steel gas supply lines to be painted to match the building. Also there are sections under the canopies (both entry and rear decks) that have peeling paint. Joe Ingram to follow up and advise. Additionally the small wood trim areas above the electric meters are to be painted to match the building next time we have a paint contractor on site.

6. Meeting adjourned