

The Homeowners of Riverside II (37-48) Condominium Association Annual Meeting Minutes

Monday August 05, 2013- 8:00 PM conference call

In attendance: Nat Arai -RS 44, Deborah Cicerone- RS 45, Joe Ingram – SNHA, Dominique Caron - RS 46, Herb Lewis -RS 48, Wendy Miller – RS 42, Tom Nucatola - RS 39, Chuck Pepe- RS 43

The attendees met via conference call on Monday August 5, 2013 at 8:00 PM. Our RS-II annual meeting was done as a conference call in August as we did not have a quorum available during the July 4 holiday. The dial-in number for the conference call was as follows– 888.481.3032 (passcode - 571284).

Minutes

1. To appoint a secretary to record the minutes for the meeting and to return a copy to Joe Ingram at the SNHA office Rte 108 no later than 9-07-13.
 - ✓ **Herb Lewis RS 48 was the chair for this meeting**
 - ✓ **Deborah Cicerone RS 45 agreed to take the minutes this meeting**
2. Review agenda and the adding of other business and topics as required
 - ✓ **After welcoming everyone Herb reviewed the agenda and solicited the attendees for any additional items.**
3. Approval of the minutes of the August 6, 2012 meeting
 - ✓ **The minutes of the August 6, 2012 annual meeting were approved and accepted.**
4. Election of Regime Director – Nat’s term is ending this year. He is willing to serve again but is also willing to let others serve if they are interested/willing.
 - a. Review Nominees
 - b. Vote on 3rd director
 - ✓ **Nat Arai was nominated and there were no additional nominations.**
 - ✓ **Nat Arai RS-44 was re- elected as the 3rd regime director for RS II (37-48) for a 3 year term which started July 2013 and will be ending July 5, 2016**
5. Review of Financial Statement including the open receivables by unit
 - ✓ **Receivables outstanding have dropped to \$22,800 from \$29,000**
 - ✓ **Reserves are very low – roof work coming up will need approximately \$30,000**
6. Efforts to improve our regime’s finances (follow-up from last year)
 - a. Monthly dues – how is it working

- b. Do we need another assessment to handle the maintenance items (follow- up from last year)
- ✓ **Some units are 2 years behind and not making any effort to bring balances current**
 - **This behavior hurts all RS-II homeowners**
 - **Not fair and not equitable for the units that are keeping up to date**
 - **Hurts resale opportunities**
- ✓ **Consequences for delinquency will need to be thought through and brought to the RS-II group**

- 7. Update on the Asbestos Testing for Smuggs
 - a. Background including the results and impact Clay Point Report
 - b. Current Status
 - c. Next Steps for Smuggs and for RS-II
- ✓ **Joe gave the update starting with how the tests were conducted**
 - **Random samples were taken from both Riverside buildings**
 - **The thinking was we have no issues with asbestos based on previous work so this is the least expensive and fastest way to demonstrate no asbestos**
 - **Unfortunately, random sampling has proven to be troublesome as asbestos was found in some flooring, popcorn ceilings, joint compound, etc**
- ✓ **Joe continued to update the group on the ongoing discussion with Smuggs including Phil Rodgers since it is the feeling from our discussions that Smuggs is going overboard in their reactions to the Clay Point Report**
- ✓ **Next steps will be the introduction of protocol on how to deal with Smuggs maintenance and it is hoped that common sense will prevail**
- ✓ **In addition, some RS-II units could do their own asbestos testing so to not be included in the umbrella of the random sampling of both Riversides (e.g. Chuck Pepe RS 43 due to extensive renovations should not have older flooring or popcorn ceilings...)**
 - **Follow-up with Joe if interested**

- 8. RS-II Maintenance Items and Other Capital Expenditures
 - a. Scheduling and financing of the RS-II WestEnd Gable Work (follow- up from 2 years ago)
 - b. Roof will need to be replaced
 - c. Deck staining – when were they done last (follow-up from 2 years ago)
 - d. Hallway Heaters
 - e. Keyless Entry
 - f. Additional RS-II Maintenance Items

- ✓ **Discussed the 2 big ticket items the roof replacement and the west end gable work**
 - **Toss up in priority on these 2 items i.e. roof replacement vs west end gable work**
 - **\$30,000 approximate cost of roof replacement**
- ✓ **Need to get reserves up to do any of this work**

- 8. Additional items of concern and interest for the attention of the Building Association directors, Smuggler's Notch Homeowner's Association, Inc or Smuggler's Notch Management Company.
 - a. Rental
 - b. Security
 - c. Anything Additional

- ✓ **Need to get the attention of Smuggs for more timely snow removal, trash removal, leave raking, flower beds, etc.**
- ✓ **Discussion on squatters – problem seems to be addressed**
- ✓ **Older locks don't have keys – solution may be to move to keyless entry**

9. Review of any new business that was added for today

- ✓ **No new business was added for tonight but a list of the following items were cited for follow-up:**
 - **Landscaping not being attended to – needs attention. Immediate action will involve a phone call to Paul Lunae**
 - **Carpets in the entry way – if we get caught up on our regime reserves can we get this work scheduled**
 - **Hallway heaters**
 - **Painting and freshening up the hallways**
 - **Ideas for the trash closets on floors 3 and 2 in RS-II**
 - **Electrical panels in the closets need to be open and accessible so repurposing the trash closets for storage is not viable**
 - **Open for more discussion**
 - **If we get caught up on our regime reserves we can get the aforementioned work prioritized and scheduled**

Meeting was adjourned at 9:30 PM on August 5, 2013

APPENDIX- A

The following is a list of items that need to be addressed in the near term and long term for RS II. It consists of items that were noted by various homeowners of RS II and will be added to the master list. The directors will continue to periodically review the master list in conjunction with SNHA- next review will occur in the Fall of 2014

Immediate Follow-ups :

1. RS- II Roof needs attention – at the end of life
2. Continuing to improve the receivables issue and getting the reserves up to par to do the required work
3. West Gable work
4. Need direction about the new doors the quality home team is requested for several of our homeowners We just want to ensure that if new doors are required we are smart about this expenditure and make sure we can be adaptable to comply with future security recommendations i.e. keyless entry

Grounds:

1. East End double pine tree – do something about the second one scraping the roof
2. Add landscaping stone under front east end entry way on the RS43-48 entrance.
3. Add stone to both front walkways starting to look a little thin.

Exterior Building :

1. RS 38 and RS 39 have sliders with visible insulation strip hanging
2. RS47 needs siding replaced to the right lower portion of the deck
3. Some staining at RS 44 under the light
4. Shingle needs replacing on the side near the top west side under the vent

Front Entry:

1. In the longer term consider grates on the floor in front of the Ski Lockers

Hallways:

1. Repurposing the trash closets space in the interior of the buildings floors 2 and 3. Nat Arai suggested that the trash closets be eliminated entirely (due to fire code considerations that Joe Ingram discussed) and be replaced by sitting benches
2. Electric Heat – need to get this work priced, prioritized (considering financials and other pressing items) and scheduled -
3. Replace picture in hallway on the way up to RS-39
4. Wireless router in the trash closet outside of RS 39 needs a cover.

5. Fix minor hole in the panel on stairway as you enter RS43-48 first floor.
6. Revarnish all hallway paneling
7. West end entry (RS 37-39) ceiling still a little minor staining on top floor
8. Continued study of the moisture problem that has been plaguing the top floors
9. Upgrade the common areas of the building including doors, carpets, interior colors, lighting, alternative flooring etc