

**Telemark Townhouse Regime
Annual Meeting minutes
Saturday, July 2, 2005**

Meeting began at 3:35 p.m. on the deck of Norma and Dave Wilson's T-01 deck.

Appointed secretary to take the minutes for the meeting was (once again) Pat Mooney of T-07.

Owners present were:

T-01 Dave and Norma Wilson
T-02 Lloyd Truax
T-03 Dennis and Sharron Heberlein
T-05 Steve Tramley
T-06 Don and Gerry Garvey
T-07 John and Pat Mooney
T-08 Gordon Schneider

Also present were:

Joe Ingram, executive director of SNHA
John Doane, project architect

Minutes of the July 3, 2004 annual meeting motion to accept by Dennis and unanimously agreed to by those present at the end of the meeting.

A Regime Director was reappointed Steve Tramley was elected to continue as director for another three year term which will end July, 2008. Steve graciously accepted.

Dave Wilson will continue his term (scheduled to end July 2006) until his home is sold and Don Garvey will continue his term (scheduled to end July 2007) until his home is sold. According to the Telemark By-Laws, a director must resign 60 days after his/her unit is sold, and Dave requested other homeowners to contact Steve as the year progresses to offer their help.

Old Business included -

Dark siding above the propane stove vents in T-01, T-05, and T-08. T-01 was already fixed. Gordon said T-08 was fine. Steve promised to look into T-05. *(As a note, after the meeting, it is noted that T-08 is not fine as the siding needs to be cleaned and what ever is causing the soot to stain the building needs to be repaired)*

The remainder of Old Business, Regime financial reports, Long Range Maintenance Plan and Reserve Assessments as well as New Business and items of concern and interest were combined into one rather involved discussion....

- Joe Ingram is going to try to get Mr. Stapleton to power wash our decks. He has been having some problems connecting with Mr. Stapleton. If he does not connect, John and Pat will bring a power washer from CT on July 16th and work with Joe to get all of the decks washed.
- **The money owed for Wireless connection** for the Telemark Regime has not been billed by the vendor yet. It's expected to amount to \$3,654.00 and will wipe out the current equity of \$2,294.34. Therefore, we need to pay our individual bills to the

Regime ASAP. Only 6 of the 8 units chose to activate the connection for their own use and their 'guests'.

- **The current billing** (due 7-30-05) is for the first phase of the Kingdom Construction work. A total of approximately \$57,000.00 is owed to Kingdom Construction at present. Amounts due to the regime for this phase are: \$4,146.77 for Telemark 01-07 and slightly less for T-08 as Gordon did (or is doing) some of his own attic work. These need to be paid ASAP and Joe Ingram can arrange **financing** for any who need it – but they must tell him soon. All owners present were set to pay the bill in cash (or check made out to “Telemark”) except T-02 who may or may not want to use the financing and will let Joe know within the next couple days. Union Bank has agreed to provide financing only because of the good reputation of Smugglers’ Notch and Bill Stritzler. We may open a line of credit now or in September.
- Discussion also revolved around **a few problems with the phase one work** such as units not cleaned and left dirty, a broken railing in T-03, a hole in the ceiling of T-05 and nails left lying around. Joe has been in discussion with Kingdom Construction about these issues and will continue to stay on top of them.
- John Doane explained a number of items in the plans to the owners present such as the cost and space effectiveness of removing chimney chases, the opportunity to change windows on the upper levels, why we will have iron gratings on decks rather than fiberglass, etc. Each owner can replace windows in the back for \$1,856.00 and have them installed by early August. John was very patient and thorough with his answers.
- **Don explained the bidding process the Regime directors used** and why they chose Kingdom Construction back in January-February. The directors had assumed our reserve funds would cover much of the Phase One cost and apologized that it hadn't worked out that way. As much as possible they had the price broken down by phases and units as well as determining the common cost to all of us as the owners of a single building. The owners present understood the circumstances and were grateful for the amount of time and work put in by our three directors.
- Presently the Regime will **only have essential work done now** (such as siding the east and south sides of the building) and leave the (at the moment) non-essential work to be completed in two to four years.
- Unfortunately, as seems to be happening each year, **money is back-owed by T-04** and the new bill of \$4,146.77 is added to that amount. If this is not paid in 30 days, a lien will be placed on the T-04 unit. This is not a decision taken lightly, but the remaining 7 units end up paying their own costs plus the owed ones of T-04 which is, of course, totally unfair and a financial burden.
- Last new business dealt with dryer vents. All are pleased the Village will be having them inspected.

Meeting was adjourned at 4:45 p.m.

Respectfully submitted,
Patricia Mooney, T-07

Current Contact Information – email, FAX, address

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FAX 805-735-6838

T-02 Acken, Gary Gary_Acken@hotmail.com

T-03 Heberlein, Sharron/Dennis djheberlein2@optonline.net (this a change)
FAX 516-223-8555 (call first)

T-04 Miller, Betsy/Joe jmiller@millerbuilders.com

T-05 Tramley, Desta/Steve sttramley@granville.cc

T-06 Garvey, Gerry ggarv@bellsouth.net
T-06 Garvey, Don dmgarvey@bellsouth.net

T-07 Mooney, Pat/John john_mooney@sbcglobal.net or mooneywis@yahoo.com
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T-08 Schneider, Lynda/Gordon gschnei355@aol.com

Please notify Kim Grogan kgrogan@snha.net at the SNHA office if any of the above contacts need to be changed, deleted or added to. Thanks! Pat