

DRAFT

**Liftside Condominium Association  
Regime Meeting  
Saturday, July 1, 2006**

**Present at Meeting:**

Lois & Tom McKeown	L-10	David & Barbara Galler	L-39
Liz & Gary Waldvogel	L-15	Dawn Brown	L-46
Patty & Bruce Ballentine	L-16	Pete & Eydie Dloss	L-47 & 48
Michele & Kevin Cloke	L-23	Viola Stritzler	L-49 & 50
Frank & Sol Wandelmaier	L-29	Tom Davis	L-52
Ron & Shari Schiller	L-36	Kevin & Marlene Rohrbacher	L-53
Marc Moscowitz	L-37 & 51	August & Kathleen Grossman	L-54
Carl & Dolores Moscowitz	L-38	Maureen & Jim DiPasquale	L-57

The meeting was held in Liftside 52 and called to order at 2:30 p.m.

1. Michele Cloke was appointed secretary for the meeting.
2. Homeowners introduced themselves.
3. *Tom Davis:* Kimberly Paradee asked that we give the studio owners some information regarding refurbishing.
4. Ernie Simuro's term as Regime Director has ended. He cannot be here today but is willing to serve again. There were no nominations from the floor. Ernie Simuro was elected by unanimous vote for a three-year term.
5. Minutes from the 2005 Annual Meeting were approved.

**Regime Director Reports:**

*Tom Davis:*

Long Range Maintenance Plan: We have a reserve cap of \$35,000. The original cap was \$7,000 and that would not take care of the Spring and Fall maintenance. We currently have \$54,000 in our account. The auditor pointed out that we are over in our reserve account. We need to change the amount of the cap of the reserve fund. We have some projects coming up that are about \$50,000. Roof extensions are estimated at \$70,000. Homeowners Association has suggested that we have our reserve balance coincide with the long-range projects that we are anticipating.

*-Pete Dloss:* How would that affect us? Would it cost about \$100 per unit per year?

*-Tom Davis:* It would not affect us in fees, but it would raise the cap in the reserve fund to avoid special assessments in the future.

*-Kevin Rohrbacher:* It is a good idea so that we don't have the surprise of the special assessments needed for projects.

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-*Tom Davis*: We don't need to put a down a specific number.

-*Viola Stritzler*: What is the situation with our roofs? Do they need to be replaced or are the shingles old?

-*Tom Davis*: We are going to do shingle replacement. That is in our plan. We did the roofs on both buildings about 4 or 5 years ago.

-*Homeowner*: One of the problems is the pine tree that is too close to the building.

-*Tom Davis*: One of the homeowners from Hakone suggested that we cut it down. There are 2 Norway Maples that were cut down. They were so damaged this winter that they had to be removed. Village services will take out the root system. We will plant 1 Norway maple.

-*Homeowner*: There seem to be some drainage problems on the end of the building and the roots look like a problem to the wall of the building. That area is not drying out. The corner seems to be a critical point to watch.

-*Homeowner*: Some fencing seems to protect the landscaping so people don't walk through it. Can we put in some strategically placed fencing and have the landscaping crew make the surrounding area look nicer?

-*Tom Davis*: The proposal on the floor is that we set up the reserve fund so that it constantly tracks what the long-range projects will be and we can build the reserve.

-*Pete Dloss*: Seconded the motion on the floor.

-*Tom Davis*: Proposal to modify reserve fund has been passed unanimously. Next we have an architect's estimate of \$70,000 to build the roofs; there is some grading that I think needs to be looked at.

-*Kevin Cloke*: I don't understand how the roofs on the ends of these buildings are the responsibility of all of the homeowners since they are on the outside.

-*Tom Davis*: There was a 2-foot extension on all the decks and this has caused a water problem. We had a number of 2<sup>nd</sup> and 3<sup>rd</sup> floor owners who requested that the decks be extended when the replacement was done. Most of the decks in the Village that are being replaced have been extended. Roofs, walls and foundations present and future are a common area charge. We voted 2 years ago to go ahead with estimating the roofs. I actually thought that it would be fair to take the charges out for the end units and pro rate them down to their owners. However, the Homeowner's Association lawyer said that it is not the way to do it. We have had extensive damage since there are no roofs over those units.

-*Homeowner*: There is ice damage in the area where there are no roofs.

-*Tom Davis*: When we re-roofed the buildings, we did a double layer.

-*Homeowner*: If we go ahead with these roofs will it come out of the maintenance fund?

-*Tom Davis*: We will not do a special assessment. We will put it off until we get enough money. Joe thinks the architect's estimate is high. The estimate is for all the roof extensions and installing roofs over the end units. I would expect that a builder would come in at \$50,000 or \$55,000. Resources around here are difficult to get a hold of even when we go to paint the buildings.

-*Homeowner*: I noticed that the lacquer on the decking is wearing off.

-*Tom Davis*: It is sprayed on and has to be done again.

-*Bruce Ballentine*: Did anyone get the call that your hot water heater is 10 years old and they could not rent the unit? It looks like this issue has been taken over by the Homeowner's Association and they will call you when your hot water heater has to be replaced. Be prepared for the call from the Homeowner's Association that your unit cannot be rented until the hot water heater is replaced.

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*-Marc Moscovitz:* I spoke to the head plumbing inspector for the State of Vermont, and asked if all this is code and he could not answer that question regarding the dishwasher, washing machine and faucet.

*-Homeowner:* The major areas of damage are caused by the washing machine and hot water heaters when you are not here.

*-Marc Moscovitz:* It is not code in the State of Vermont to put a shutoff valve on the hot water heater, so is this Smuggler's code?

Discussion took place regarding shut off valves and water damage.

*-Bruce Ballentine:* The insurance company is requiring these shut off valves in order for us to get insurance.

*-Tom Davis:* Electronic Locks – We started to look into this since the Village has started to install them in the new timeshare units. We have some information on the locks. I spoke with Peter Delaney and requested that Liftside be put at the top of the list to get the card entry safe locks. If a TV is missing, security can read them and figure out who was in the unit. Security can read the locks and find out which keys were used to enter the unit.

*-Homeowner:* What would be the cost to change to electronic locks and would the doors have to be changed as well?

*-Tom Davis:* We don't know the costs yet.

*-Kevin Rohrbacher:* What are we allowed to do and not allowed to do regarding interior doors in our unit? We have a 2-bedroom unit and there are a lot of doors. Can we take out some of these doors?

*-Tom Davis:* Are you a renting homeowner?

*-Kevin Rohrbacher:* I don't care to rent as a studio. We only want to rent as a 1 bedroom or a 2 bedroom. There is no logic as to how the doors were designed. Would there be electronic keys for each bedroom in the 1 and 2 bedroom units?

*-Tom Davis:* We are thinking that the main doors would only have the electronic key and the bedroom doors would have regular keys.

-At the Board meeting this morning, the Board voted to recommend increasing the number of Board members for the Smugglers Notch Board from 12 to 15. Three of these members would come from the family share units. This requires 10% of the owners to vote to change the By-Laws. This is 10% of all of the homeowners. Please go to the annual meeting tomorrow morning or if you are not going to go, you can fill out a proxy and cast your vote. The regime directors recommend that you vote for the change in the By-Laws.

*-Homeowner:* What is the advantage to the homeowners?

*-Tom Davis:* The advantage is that the increase in work that the Board members are experiencing due to the increasing number of units can be spread out. The family share members pay dues to the homeowners association. If you own multiple units, you only get 1 vote because you pay dues to the homeowners association for 1 unit.

*-Homeowner:* Will this put them in the rental pool?

*-Tom Davis:* They are in the rental pool and the advantage is that this will give these owners a say in the association and the Board needs more help. I don't see any disadvantage.

*-Pete Dloss:* Will it always be 3 representatives from the family shares and 12 from full ownerships?

*-Homeowner:* What is the ratio from full owners to partial owners? Are 3 members too many?

*-Tom Davis:* Liftside is the biggest regime in the resort with 60 units and 3 regime directors. Hakone has 1/3 the number of units and 3 regime directors. Some regime directors are also on

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the Board at the same time. There are a number of regimes that don't have a member on the Board. There have been 3 associate directors who are family share owners working with the Board this year.

*-Marc Moscovitz:* There is one associate member who is a family share owner and has been appointed to the Board. So he gets a vote.

*-Tom Davis:* The association collects dues from all owners: timeshares, family shares or full owners. The management provides services to all these units. The By-Laws of the association states that we want to have representatives of all aspects of the membership. It moves around because Board members change.

*-Marc Moscovitz:* I attend the meetings before the big Board meeting and the Board discusses how to present information to the members to get what they want. There is one member of family share on the Board who votes. You have to think about what they are trying to say. The contract is still not settled. We have to think about what we want. I don't want to give up anything.

*-Tom Davis:* Bruce and I went to a meeting regarding how the regime directors get along with the Board. The regime directors are concerned with the buildings and the Board is concerned with global issues. The Board makes decisions on things, but we are trying to get them to communicate with the regime directors better.

*-Kevin Rohrbacher:* How do members get elected to the board?

*-Tom Davis:* They may be regime directors or involved in other aspects of homeownership.

*-Pete Dloss:* What has happened for years is that there are many committees that you can get involved in. And also, you can get involved on the associate level and you can go up from there.

*-Eydie Dloss:* Kimberly has too much to say about what we have to do in our unit. She wants the studio units to change the wall units.

*-Viola Stritzler:* I looked into wall units and have decided on formica rather than pay \$6,000 for oak.

*-Pete Dloss:* Elliot Kimble's fee is about \$4,400 plus tax. The wall units have become dated.

*-Marc Moscovitz:* If there are enough people that have to get this project done and if we do this as a group, we can get a better price.

*-Pete Dloss:* I spoke to Elliot 2 days ago and he can't charge a different price for a group.

*-Viola Stritzler:* Butch is meeting with me this week to talk about what we can redesign. I have made an 18-inch broom closet from floor to ceiling so that I can get the brooms out of the clothes closet.

*-Pete Dloss:* I personally am not knocking Kimberly, but over all she is the judge and jury. Her opinion is gospel right now. She says that Bill wants to upgrade. She did not like a picture that her decorator put up. So I think that we need to differentiate between decoration and what is broken. Does Kimberly decide that we have to change our wall units for \$6,000? What the guest comments mention is housekeeping.

*-Tom Davis:* You have the right to appeal.

*-Homeowner:* Should we leave the star rating to 1 person's opinion? Does Kimberly have too much power? Should we give this to 2 or 3 people? She is accessible to bargaining for items. She is flexible to changing items. But somehow she has a lot of power. Can we dilute that?

*-Bruce Ballentine:* Windows and Siding – We have to determine style and color for windows and siding. We are looking to put vinyl siding over the existing siding.

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Motion to adjourn the meeting was made by Tom Davis. Seconded by Viola Stritzler. All agreed. The meeting was adjourned at 4:00.

Respectfully submitted,

Michele Cloke – LS23