

MINUTES OF MOUNTAINVIEW (1-20) CONDOMINIUM ASSOCIATION  
2006 ANNUAL SUMMER MEETING – JULY 1, 2006

The 2006 meeting brought to order at 3:10 p.m., July 1, 2006 on the front lawn. The following items were reviewed and acted upon.

1. Appoint a secretary to record minutes – Susan Blanton.
2. Homeowners in attendance: Bill and Gayle Spataro #17, Stu and Susan Blanton #15, Gene and Mary Walsh #11, Peter and Barbara DeRosa #8, John and Patty Morley #9, Marc and Carol Barnett #20.
3. Minutes of 2005 meeting approved unanimously.
4. Replacement of sliding doors. We will set a standard for sliding doors and colors for anyone putting new units into their condos. The suggested manufacturer of sliding doors is Integrity Wood-Ultrex Series. Those who have installed white doors should probably investigate having them recoated to the almond frost color. There might be a small subsidy to have them recoated. These doors come in unfinished wood interior and fiberglass exterior. They can also be purchased with white interior.  
Windows: We will need to set standard for replacing windows and will investigate manufacturer, distributor, color, type, etc., and let homeowners know.  
Screen Doors: Again, we will need to set a standard so they all look the same.
5. Dryer Vents. Lower unit problem and will be at the expense of individual homeowner. #7 is done, but expensive. Looking for a better deal with another contractor. There are options on how this is done. A motion was made by Marc Barnett to allow each homeowner to decide how they would like it done. Seconded by Gayle Spataro. Approved unanimously. Stu will work with Joe on this issue.
6. Article XI regarding Reserve Fund was tabled pending further clarification.
7. Maintenance priorities and funding schedule. Discussed slightly and no real issues. Discussed possibly repairing and painting the fence out back when we are here next year. Windows in entry of upper units will be responsibility of homeowner. We need to get standard set for replacing this window.
8. Budget was discussed for end of 2005 and we are in reasonable good shape. There is \$4803 in outstanding assessments from homeowners.
9. Water heater and AC issue discussed. Most people have complied with replacing the old water heaters with new ones that have sensor alarms in a drip pan that also shuts the water off if it leaks. If you need to do a replacement, check with Homeowners Association for specifications on what you need to comply with our insurance coverage or else you might end up paying \$5,000 deductible instead of just the \$1,000 deductible.

AC in 1 bedroom units in Mountainview. These units cannot put AC in the bedroom because of building configuration. Are we considered fully AC'd

- with the one in the living room? Kim Grogan should be able to help determine this.
10. Unit profile that was sent to us should be updated and returned to Kimberly Paradee asap so that Reservations has correct information for renting your unit.
  11. Comp days calculations will be changing in the very near future to make a level playing field with all comparable units.
  12. Contract negotiations are at a standstill at the moment.
  13. Rights of perpetuity. Rights to mountain facilities have historically been free to homeowners, but they are not actually in the contract. Questions arose about what would happen if the mountain was sold.
  14. Mountainview land. Do we own land under our building? We will investigate this.
  15. There is some question that newer homeowners may have a different contract than older owners. We should look into this. Contract can be cancelled by either party with 1 year notice.
  16. SNHA represents both full owners and part year owners. Doesn't appear to be working well. They have totally different contracts. Family-share owner's units are taken care of completely by Bill Stritzler. Full owners have to do all updates, etc., on their own.
  17. Proxy. Motion to increase number of board members from 12 to 15. Marc Barnett voted against this by-law change at the board meeting on July 1. The motion subsequently passed at the Annual Meeting on July 2, 2006.
  18. Five Star requirements up for vote. Each unit should have a DVD and a VCR and AC to be 5star.
  19. Rental balancing. A new system for this will begin on July 15.
  20. Walk around. This was not conducted due to heavy rain.

Meeting adjourned at 5:27 p.m.

Respectfully submitted by  
Susan S. Blanton, Secretary