

Telemark Townhouse Regime  
Annual Meeting minutes  
Saturday, July 1, 2006

**Meeting began** at 1:38 p.m. on the deck of Garvey's T-06 deck.

**Appointed secretary** (Pat Mooney, T-07) to take meeting minutes.

**Owners present** were:

T-01 Jonathan Donahue

T-02 Lloyd Truax

T-05 Allan Tramley, Jr.

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

Alan Thorndike, SNHA lawyer

**Minutes of the July 2, 2005 annual meeting** were unanimously accepted by those present.

**Alan Thorndike discussed the legal action to be taken** on the Miller (T-04) debt to the Regime. The current debt owed to the regime is \$16,000-plus. A lien on T-04 has already been filed. Two letters will be sent to the Millers. A **Formal Demand Letter** will state the charges owed and the Millers will have 30 days to dispute the bill. When this is signed it will confirm the amount the Millers owe. A **Payment Agreement** will state the terms of payment which will involve selling the unit by October 1, 2006 and paying the Telemark Regime the amount owed. This document will put a hold on foreclosure proceedings with a sale deadline of Oct. 1.

Gordon (T-08) also suggested that possibly someone new speaking to the Millers would bring a resolution to the problem .. help them "see reason." Gordon volunteered to contact them.

Don proposed a motion of two parts: A – we charge Allen to proceed with the two letters

B – we have Gordon get in touch with the Millers

Lloyd amended the motion by adding C – place a deadline on sale of the unit such as 30 days after the current season ends.

John seconded the motion with the amendment and the motion was passed unanimously.

**Old Business:**

**Decks are still not power-washed and stained.** Gordon said Don Lynch did a good job power-washing and staining decks at Creekside. Don said he had tried to contact Mr. Lynch but he was very busy now. It was suggested that we try to get Mr. Lynch for the Spring. Gordon said he would work on this and arrange individual rates for each of us based on deck size.

**Unfinished Construction** issues with Kingdom Construction were discussed. We need to get a punch list to determine what has not been done. Presently there is unfinished cleanup, rails that need sanding (T-02), and an ugly pipe railing on the decks of T-07 and T-08. We may need to speak to John Doane (project architect) about the railing.

Don said the Homeowners' office has the clips for air conditioner tubes, etc. and will find someone to complete these details. Kingdom Const. did not complete the work due to money

owed them by the Millers (T-04). John (T-07) stated that Kingdom owes us work which we've paid for or the payment of the work we have to finish because Kingdom didn't.

Allan Tramley will follow-up with the "punch list".

### **New Business:**

**Wireless connections** are doing well financially.

**The wireless router** for Telemark was located in the attic of T-08 by Gordon and he has been paying for the electricity. It was decided that Gordon (T-08) should receive a Regime payment for the amount of electricity used and that the Donahues (T-01) should also receive a Regime payment for the electricity used to light the Telemark building sign. John said he would look into the amount of electricity used and the amounts to be reimbursed.

**Keyless Access** was discussed. New keyless locks for one door would cost approx. \$600. The Village wants a commitment from an entire regime although Don feels this could be negotiated. The locks would be tied into the Reservation Center and owners would go to a special place to get a "season" key for the times we signed up for that season. This would be a 24-hour service in-season. Locks are equipped with a battery so access is available in a power outage. Batteries would be checked and replaced yearly *but we don't know what the fee for that will be*. **Owners must contact Don with their decision** on the new locks.

**Password Access** ... Allan (T-05) asked about owners having a password access to computer reservations to check on our homes' usage, availability, etc. He will look into this.

**Amenities lists** need to be looked at carefully, amended and turned in soon. These amenities will be part of our home profiles in the new computer system the Reservation Office will be using. This is important to check as it will affect our rentals.

**Air Conditioning and Star Rating** was discussed. Should the a/c study conclude that all bedrooms be a/c we could be listed as 4-star as a 4-bedroom home in the summer. The discussion revolved around these issues: the downstairs is always cool and doesn't need A/C and it is difficult to impossible to install air-conditioners in our lower units without using the windows (which would violate the fire code). The Village will check "how do you like us" surveys at the end of this season to see if lack of A/C in the lower units is a problem.

### **Financial Report:**

Currently **our Regime funds** (and fund projections) are in line with our construction projects. The next big job will be in 2008 when the front of the units will need to be addressed.

**The financial Report** (marked DRAFT) has a number of discrepancies in it. John (T-07) will go over it and address the relevant issues.

### **Regime Directors:**

**Allen Jr. and Steve Tramley (T-05)** will share a directorship based on which one of them is available for meetings, etc. Term will end in 2008.

**Jonathan Donahue (T-01)** will take on Dave Wilson's director position for the remainder of that term. Term will end in 2007.

**Lloyd Truax (T-02)** will assume the directorship vacated by Don Garvey. Her term will end in 2009. (Lloyd also requested that any phone calls or conference calls to her take place after 9 a.m. Eastern Time.)

**Don Garvey (T-06)** will continue to serve as a 'free consultant' until his unit is sold.

**Meeting was adjourned** at 3:02 p.m.

Respectfully submitted,  
Patricia Mooney (T-07)

See below for Telemark Owner contact information.

**Telemark Owner Contact Information**

- T-01 Donahue, Jonathan and Jessica [jdonahu2@optionline.net](mailto:jdonahu2@optionline.net) [jonathan.donahue@ge.com](mailto:jonathan.donahue@ge.com)  
11 Cloverly Circle, Norwalk, CT 06855  
Home 203-831-9117 Work 203-585-6384  
FAX 203-585-6382
- T-02 Truax, Sara Lloyd [saralloyd@comcast.net](mailto:saralloyd@comcast.net)  
P.O. Box 458, Los Olivos, CA 93441  
Acken, Gary **email unknown**  
859 W 19<sup>th</sup> St #9, Costa Mesa, CA 92627  
Home 949-645-1407 FAX 949-760-0298
- T-03 Gruber, Alan and Helen [alangruber@verizon.net](mailto:alangruber@verizon.net)  
84 Jerusalem Road, Cohasset, MA 02025  
Home 781-383-9780 Work 781-682-1060 H-FAX 781-383-8117
- T-04 Miller, Joe and Betsy [jmiller@mdebuild.com](mailto:jmiller@mdebuild.com)  
66 Lovers Lane, Somers CT 06071  
Home 860-749-2333 Work 413-552-4114 FAX 313-552-4044
- T-05 Tramley, Steve and Desta [stramley@sympatico.ca](mailto:stramley@sympatico.ca)  
52 Tanglewood, Kirkland, QC H9J 2M6  
Cell 514-229-9334 Work 514-697-1046  
Tramley, Allan [allantramley@hotmail.com](mailto:allantramley@hotmail.com)  
6 Jonquille, Kirkland, QC H9H 5A4
- T-06 Garvey, Gerry and Don [ggarv@bellsouth.net](mailto:ggarv@bellsouth.net) [dmgarvey@bellsouth.net](mailto:dmgarvey@bellsouth.net)  
23440 Rakelle Circle, Boca Raton, FL 33433  
Home 561-394-2829
- T-07 Mooney, Patricia and John [mooneywis@yahoo.com](mailto:mooneywis@yahoo.com) [jmooney@baileymoore.com](mailto:jmooney@baileymoore.com)  
46 Ridge Acres Road, Branford, CT 06405  
Home 203-483-0411 Home FAX 203-483-9874  
John Work 203-397-7700 John Cell 203-430-0992
- T-08 Schneider, Gordon and Lynda [gschnei355@aol.com](mailto:gschnei355@aol.com)  
19 Finchley Road, Hampstead PQ H3X 2Z6  
Home 514-488-3521 Work 514-489-3774 Cell 516-235-3868