

Poolside Annual Meeting
Minutes
July 4, 2009

Attendance: P-1 Donna Bailey
P-2 Alan & Deb Titelbaum
P-3 Steve & Lori Siefert
P-6 Maura Rutkin
P-7 Malcolm & Sue Kahn
P-9- Sue Katz
P-10 Jay & Gina Kahn
P-11 Jim & Barbara Biringer

- I. Re-elect Jim Biringer as regime director for new 3 year term

Old Business

1. Discussed briefly TPW work which is overall very satisfactory. No major complaints. Jay to speak with TPW regarding gardening which he feels could be better.
2. There was an issue with the foundation of the poolside pre-fab building. TPW. TPW installed new drainage by poolside -11 & P-7 which should alleviate any potential erosion. Foundation was corrected in P-11.
3. Parking is still an issue, but the signs have helped considerably. The spaces are tight.
4. Malcolm & Sue Kahn stated that the tree across the street blocks there view. Nothing done although they spoke with Joe. He was to speak to village but no further response. Jay believes the tree may not be on village property and permission to cut it down would have to come from the condos on which the tree sits.
5. The walkway damage is still an issue. DEW has ignored requests to fix. DEW does not want to acknowledge the repair problem is a result of poor workmanship. The question is whether to sue for repairs... Discussion on costs. Cost of lawsuit vs. actual repairs. Jay to get estimate on cost of repairs. There is a safety issue. Alan Titelbaum recommended a letter of file complaint with state or state board against DEW.

New Business

1. Malcolm Kahn was concerned with the proposed agreement as to the easement and the board's' willingness to allow a building near Poolside. The understanding a new pool and tennis courts would be provided to the homeowners somewhere within the lower village. Everyone felt the trade off would not be good for Poolside. All Poolside owners in attendance felt **very strongly** the erection of a large building would not be good for Poolside. Jay agreed to draft a letter to the board stating our concerns. He will try to get Mountain View to join in the letter.
2. Jay stated that one owner at Poolside has withdrawn from the Homeowners Association. Also, he stated that the regime is responsible for payments and uses. There are now four (4) homes in arrears. One is significantly behind in \$26,000. The owners present at the meeting agreed unanimously to place a lien on the unit within 60 days, and then start the appropriate foreclosure proceedings.
3. Jay stated he has requested that SHNA start billing Poolside monthly for dues, insurance, reserves, gas, TPW invoices etc. Monthly billing will eliminate the large quarterly bills to owners, and should provide for better payment schedule for owners...
4. Maura Rukin expressed concern with the keyless locks. There have been issues as expressed by several owners. Cards seem to fail on a regular basis. However, the cost of retrofitting new locks is not cost effective.
5. Steve Seifert inquired as to the resolution on the trailers parked at Poolside. Jay stated Poolside has agreed to allow Smuggs to park them for a short duration during specific times. However, since the Fun Zone is being utilized all year, the trailers may not be an issue any longer.

Respectfully submitted,
Jim Biringer, Poolside Director