

# **The Homeowners of Riverside II (37-48) Condominium Association Minutes**

**July 5, 2009- 8:30 AM**

In attendance: Nat Arai -RS 44 (by phone), Deborah Cicerone- RS 45, Carrie Comellas and Joel RS 41, Charles Lewis RS 40, Herb Lewis RS 48, Chuck and Christine Pepe – RS 43

The attendees met at RS-45 on Sunday July 5, 2009 at 8:30 AM. A dial-in number – 888.481.3032 (passcode -571284) was provided for those who could not be available in person.

## **Minutes**

1. To appoint a secretary to record the minutes for the meeting and to return a copy to Joe Ingram at 4 Brookside before leaving the village, or no later than 7-16-09.
  - ✓ **Herb Lewis RS 48 was the chair for this meeting**
  - ✓ **Deborah Cicerone RS 45 agreed to take the minutes this meeting**
2. Review and approval of the minutes of the July 2008 meeting
  - ✓ **The minutes of the July 5, 2008 meeting were approved**
3. Election of Building director –
  - ✓ **The meeting was turned over to Deborah Cicerone who then conducted the nomination and voting process for the 3<sup>rd</sup> RS-II Regime Director.**
  - ✓ **Herb Lewis RS 48 was re- elected as the 3<sup>rd</sup> Regime Director for RS II (37-48) for a 3 year term beginning July 5, 2009 and ending July 5, 2012.**

- ✓ **After the voting process the meeting was formally turned back over to Herb Lewis.**
- 4. Review of Today's agenda and the adding of other business and topics as required
  - ✓ **We reviewed the agenda items we need to cover**
  - ✓ **Deborah Cicerone added an item for discussion about the alternative homeowner's association, OACS, that was introduced to us on July 3 at Bill Strizler's meeting**
  - ✓ **A subset of the plans and projections for the future were listed in the last year's minutes and the big ticket items were noted and will be discussed during the meeting. A complete list will be sent to the homeowners at a later time**
  - ✓ **Herb Lewis mentioned that he and Deborah Cicerone did a walk through on July 3 at 10 AM and took note of items that we will discuss and add to our RS II work plan. This list is included in the Appendix.**
- 5. Review of Financial Statement
  - ✓ **Due to the preparations for the informational forum that had just occurred we did not have the financial reports but will get those to the homeowners at a later time**
  - ✓ **Charlie Lewis would like to understand the financial break-down between the TPW Maintenance and the Gravel contracts – this is a follow-up item and will be provided to all homeowners as soon as possible.**
- 6. Review of the Regime Maintenance with TPW – current state, next steps
  - ✓ **We discussed the TPW:**
    - a) **In general the comments were good – hallways are clean, trash is picked up**

- b) **Snow Removal was good but again we need to understand the financials related to this expenditure – this is a follow-up item**
- c) **If we want to discontinue with TPW written notification will be required 60 days before (approximately Nov 1, 2009)**

7. Review of the Maintenance Items and other capital expenditures

✓ **We discussed the following maintenance and it is listed in priority order:**

- a) **Completion of the dryer vent work – 3 more RS units left to complete**
- b) **Watching the water seepage problem into RS-40 after ground freezes (Charlie Lewis thought it was set but we should be sure.)**
- c) **Pricing and scheduling of the electric heat upgrades for the hallways of RS-II**
- d) **Continuing to determine the causes and solutions to the water staining on the upper floors of RSII**
- e) **Plantings on the front lawn – East side RS 43-48**
- f) **Caulking for the cracked slab – East side RS 43-48**
- g) **We would like to upgrade the common areas of the building including doors, carpets, interior colors, lighting, alternative flooring etc. Before we consider these upgrades we want to understand our obligations regarding keycard entry and factor that in to these upgrades.**
- h) **Mentioned that Josh Boxer RS-38 had done some investigation about solar energy – we have no updates for the group**
- i) **Big ticket items i.e. roof replacement for 2014 is being tracked in a separate spreadsheet**
- j) **Decks out back were stained and building in general looked very good**
- k) **Noted that the items from our list that were addressed including new signs for RS-II, a new BBQ in back, fixed foundation crack on WestSide of RS-II, and trees and overgrowth in back were under control.**

8. Discussion of New Business

- ✓ **We have most of the same items from last year concerning maintenance and we will add the following:**
  - a) **TPW placards should be added in each of the RS-II units – maybe a nice placard for the refrigerator**
  - b) **Deb Cicerone and Herb Lewis had the maintenance list from their walk around RS-II on Friday July 3. There were no big items that were observed and many of the smaller issues were resolved.**
  
- 9. List items of concern and interest for the attention of the Building Association directors, Smuggler's Notch Homeowner's Association, Inc or Smuggler's Notch Management Company.
  
- ✓ **Discussion of OACS and what will happen if one or more member of RS-II would leave SNHA. We discussed concerns about Regime insurance, other financial concerns, natural gas delivery to the building, etc. At this time we don't know of any RS-II Homeowner that will sign with OACS so we will table these issues and discussions but continue to monitor the situation.**
  
- ✓ **We discussed the SNHA meeting of July 4 for the benefit of those owners who did not attend. Charlie Lewis noted that he hoped that the SNHA and the SNMC would resolve their issues by 8/31/09, and that he believed that prolonging discussions may be harmful to the long term survival of the resort. We believe it was the general consensus of the Riverside owners that we hope for a mutually agreeable resolution of the issues in the very near future.**

10. Other business as required.

- ✓ **We would like to upgrade the common areas of the building including doors, carpets, interior colors, lighting, alternative flooring etc. Before we consider these upgrades we want to understand our obligations regarding keycard entry and factor that in to these upgrades.**
- ✓ **WestEnd Gable Work needs to be done – It will be tracked and balanced with other priorities**

11. The meeting was adjourned at 9:30 AM

## **APPENDIX**

**The following is a list of items that need to be addressed in the near term and long term for RS II. It consists of items that were noted by various homeowners of RS II and will be added to the master list.**

### **Immediate Follow-ups :**

1. Financial break-out as requested by Charlie Lewis – RS 40 for the TPW Maintenance and the Gravel contracts
2. TPW number posted in each of the RSII units (Chuck Pepe requested this to avoid leaving the condo to get the number – Maybe we can get a nice copy with a magnet to hang on the refrigerators in the units?)

### **Grounds:**

1. East End double pine tree – do something about the second one scraping the roof
2. Landscaping in front of the building - EastSide

### **Exterior Building :**

1. Cracked Limestone slab in the entry way on RS 43-48 entrance – needs to be caulked
2. RS 38 and RS 39 have sliders with visible insulation strip hanging
3. RS47 needs siding replaced to the right lower portion of the deck
4. Some staining at RS 44 under the light
5. WestSide Gable work needs to be done – not a high priority

### **Front Entry:**

1. Consider grates on the floor in front of the Ski Lockers

### **Hallways:**

1. Electric Heat – need to get this work priced, prioritized (considering financials and other pressing items) and scheduled -
2. West end entry (RS 37-39) ceiling still a little minor staining on top floor
3. Continued study of the moisture problem that has been plaguing the top floors
4. Upgrade the common areas of the building including doors, carpets, interior colors, lighting, alternative flooring etc. (Before we consider these upgrades we want to understand our obligations regarding keycard entry and factor that

in to these upgrades.)