

**Smugglers' Notch Homeowners' Association, Inc.**  
**Board of Directors Meeting**  
**11:00 am January 26, 2008**  
**Sheraton Bradley**  
**Bradley Int Airport, Ct**

<b>Members present</b>			
<b>X = In person</b>			
<b>TC = by Phone teleconference</b>			
<b>DIRECTORS</b>		<b>ASSOCIATE DIRECTORS</b>	
Gerry Sunderland	X	John Mooney	
Tom Gangi		Michael Conte	
Lonny Gee	X	Tom Sheppard	TC
Herb Lewis	X	David Ritchie	
Eric Kotch	X	Jay Kahn	X
Florrie Paige	X	Bruce Thomson	
Marc Barnett	TC	<b>Smugglers' Notch Management</b>	
Bob Oehrlein	TC	Bill Stritzler	X
David Evangelista	TC	Lisa Howe	
Alan Kusinitz	TC		
Steve Hoey	X	<b>SNHA Staff</b>	
Margret Evangelista	TC	Alan Thorndike Legal Counsel	
Jonathan Donahue	X	Joe Ingram Executive Director	X
Craig Greene	X	Madonna Belval	
Kevin Rohrbacher	TC	Kimberly Paradee	

A quorum being present, Gerry Sunderland called the meeting to order at 11:00 AM

The agenda for the meeting was:

- 11:00 am - Opening remarks – Gerry Sunderland
- 11:05 am – Minutes 1-13-08
- 11:10 am - FY08 Budget Review/Approval
- 11:15 am – Board Committee reports
- 11:30 am - Bill's Village Update
- 12:00 noon - Discussion on status of Contract (working lunch)
- 2:30 pm - Schedule meetings February – July 2008
- 2:45 pm - New Business
- 3:00 pm - Adjourn

Meeting Minutes from 01-13-08

Craig Greene moved and Steve Hoey seconded to approve the minutes. It was noted that the 1-15-08 draft copy of the minutes listed David Evangelista as present and he was not, and that the names of the Contract Negotiating Committee that were confirmed on 1-13-08 should be listed to show that Craig Greene was a member of the committee. The complete committee was noted to be:

- o Gerry Sunderland
- o Florrie Paige
- o Steve Hoey
- o Eric Kotch ( Eric has indicated that he will not continue to serve on the committee )
- o Alan Kusinitz

- o Tom Sheppard
- o Craig Greene

The members approved the minutes with the noted changes 12 in favor and 2 abstaining.

FY08 Budget – Herb Lewis reported that a few open items need to be completed in order to finalize the Budget. It will be similar to the actual expenses for 2007 which have been reviewed and periodically approved throughout the year. There should be no big surprises.

Rental Balancing – Marc Barnett has received and reviewed a report from Smugglers' Notch management. He distributed his written report and observations via email for the Board to review. Jon Donahue volunteered to assist Marc on the Rental Balancing Committee. All agreed.

Future meetings:

- Next Board teleconference - date to be determined
- There will be a meeting during the February vacation weeks at the resort for the Contract Negotiating Committee to update homeowners. Date and time will be determined based on homeowner occupancy.

Contract Negotiation

Steve Hoey presented to the members present, a framework for the new contract as had been discussed with Bill Stritzler and reviewed again the evening of January 25, 2008. Gerry Sunderland outlined the framework in a Power Point presentation and emailed it to all Board members. Bill Stritzler joined the meeting. He discussed and reviewed the framework with the members present at the meeting.

The following motion was made and seconded: The SNHA Board supports the continuation of negotiations of contracts relative to full owners at Smugglers ' Notch Resort, and agrees to move forward with the framework as presented at the meeting [reference attached . .Gerry attached the copy as revised during the meeting], with the understanding that the terms and details are not complete. This willingness to continue is made with the understanding that the SNHA Board does not agree [or disagree] on any one single point , and specifically agrees to move toward consideration of addressing the concerns of deeded rights by further discussion between Carl Lisman and Craig Greene.

The vote was 10 in favor, 2 abstained, 3 off the call

The meeting was adjourned at 3:10 PM

Respectfully submitted,

Joe Ingram  
Executive Director  
Smugglers' Notch Homeowners' Association, Inc.