

Meeting Minutes for the Annual Homeowners Meeting of Riverside II (37-48) Condominium Association
 November 20, 2017
 8:00 PM – 9:00 PM
 Conference call (1.888.481.3032 passcode 571284)

<p>RS-II Attendees:</p>	<ul style="list-style-type: none"> • X RS47-Phil Shots • RS46-Dominique • X RS43-Pepe • X RS42-Millers • RS41-Lindower • RS40-Aquino • X RS39-Nucatola • RS38-Boxer • RS37-Janelli
<p>RS-II Directors :</p> <p>SNHA Representative:</p>	<ul style="list-style-type: none"> • X RS48-Herb Lewis • X RS44-Nat Arai • X RS45-Deborah Cicerone • X SNHA – Joe Ingram X represents attendance

Meeting Minutes –

Meeting Purpose: The annual meeting of the homeowners of the Riverside II (37-48) Condominium Association

1. To appoint a secretary to record the minutes for the meeting and to return a copy to Joe Ingram at the SNHA office Rte 108 no later than 12-01-2017
 - ✓ *Meeting began at 8:02 pm on 11.20.17*
 - ✓ *Herb Lewis chaired the meeting*
 - ✓ *Deborah Cicerone was the appointed secretary*

2. Review agenda and the adding of other business and topics as required
 - ✓ *Agenda reviewed no new topics were added*

3. Approval of the minutes of the September 20, 2016 meeting
 - ✓ *Minutes were approved*
 - ✓ *All minutes are posted online at <http://www.snha.net/regimes-a-buildings/riverside-37-48>*

4. Regime Director – Nat Arai's term is ending this year. He is willing to serve again but is also willing to let others serve if they are interested/willing.
 - ✓ *Nat Arai was elected to another 3 year term ending July 2020*

5. Review of Financial Statement including the open receivables by unit
 - ✓ *Financials are in much better shape and our accounts receivables are under \$5,000.*
 - ✓ *There will be an increase of 2% in the monthly assessments to accommodate the necessary maintenance*
 - ✓ *Joe will update the list of projects and get out about 15-20 years*
 - ✓ *Sound financials and maintenance upkeep will instill a level of comfort for current homeowners and potential future home buyers*

- ✓ *Joe will forward the real estate report as home sales have increased slightly but asking prices are down (each home sale has had unique dynamics)*
- 6. Highlights from the July 2017 Annual Smuggs Meeting
 - ✓ *Access to facilities e.g. pools, etc still in litigation*
 - ✓ *Board to seek legal counsel to develop a strategic approach as smugglers vs white is stil not resolved*
 - ✓ *Jay Kahn coordinating an effort on behalf of all the homeowners to resolve the access rights and to provide transparency into the village fees*
- 7. RS-II Projects
 - a. Update of Previous Completed Projects Since Our Last Annual Meeting
 - Deck Staining
 - Pre-emptive maintenance door jam
 - ✓ *Deck staining was completed*
 - ✓ *Chris mentioned adding commercial grades mats to protect the longevity of our new carpets – Joe will have Tracy look into that for us.*
 - ✓ *Chris also brought up grates prior to enter the building – Joe mentioned the Vilmarksana building and will add this to our action list for review*
 - b. Current 2017 Projects
 - Front door Replacements
 - ✓ *This work is scheduled for spring 2018 and we will look at fiberglass doors*
 - c. Long Term Maintenance
 - Scheduling and financing of the RS-II WestEnd Gable Work
 - Hallway Heaters
 - Keyless Entry
 - Additional RS-II Maintenance Items
 - ✓ *the west end gable work can be pushed out to 2019 – Joe sees no danger in waiting*
 - ✓ *Hallway heaters need to be relooked at – we didn't have the money a few years when we got estimates but now we have to get new estimates – Joe to seek new estimates after the holidays.*
 - ✓ *In addition, as stated during the financials discussion, Joe will provide an updated long term maintenance plan for RS-II*
- 8. Additional 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.
 - ✓ *Phil brought up the rental rates and the lack of rental revenue for the RS-II regime as compared to other regimes (other buildings always look fuller all the time)*
 - ✓ *Nat had talked with Lisa Howe to discuss this problem and see if there is anything additional we can do - she mentioned increased marketing plans etc for the resort as a whole, but Nat will follow up again to get her to give us definite items for RS-II (we can take action against to boost rentals and revenues)*
- 9. Review of any new business that was added for tonight's call
 - ✓ *We discussed the winter tractor trailers that are parked adjacent to RS-II for the season – folks felt that they detracted from the building – Joe said he would call Paul Luneau on the trailer*
 - ✓ *We discussed the possibility of a better way to define our parking area – Joe will take that action item and call Mark Delaney*
- 10. Adjourn
 - ✓ *Meeting adjourned at 8:59 pm*