

**Lifside Condominium**  
**Update and Special Director Meeting Notice**  
May 24, 2019

Dear Lifside Homeowners:

Please review the following updates and notice for a special meeting of the Lifside Directors as below:

**Update** - Your Regime Directors have been busy in managing the affairs of the Regime. Highlights are:

1. Completed replacing the roof shingles on the large building.
2. Installed new hallway signs for the common washer/dryer units
3. Working to replace the parking lot signs to make them more visible and friendly
4. Taking action to bring several homeowner accounts that are in arrears up to date
5. Planning for a number of small projects this Fall to enhance appearance of buildings (trim trees, paint railings, repair interior door, fix deck light timers, clear coat entry wood, and remediate a chronic freezing pipe situation in the exterior wall of one unit)

Our financial position is improving as we recover from major projects. We will be holding several meetings as follows to adopt a budget for 2019 and review projections for our Long Range Maintenance Plan. The notices of dates, times, and how to participate are listed below.

Respectfully yours

Michele  
Ernie  
Kent

**2019 Lifside Budget:**

Please be advised of the following meeting schedule set for two meetings relative to the adoption of the budget for 2019. It is the responsibility of the Directors to adopt a budget. The homeowners will have an opportunity to cast ballots to ratify or reject the adopted budget.

**Meeting of the Directors – by teleconference**

Tuesday, November 6, 2018 at 7:30 pm

Call in Number: 1-888-481-3032

Enter the Code: 13625313# and follow the prompts to join the call

All participants will have the ability to hear all others and speak to all others on the call.

Purpose of the meeting – Review of financial reports and the adoption by the Directors of a 2019 Budget for Lifside. All homeowners are welcome to attend this meeting and attendees will have an opportunity to comment, make suggestions, and ask questions during the discussion.

A draft of the Financial reports and other information being considered by the Directors for Budget 2019 and for a review of future expenses are attached for your review.

After receiving comments and questions from homeowners, and before the end of the meeting, it is the intention of the Directors to adopt a budget as per the Liftside Bylaws.

After the budget is adopted, a ballot will be prepared and distributed to the Liftside homeowners soon after the meeting to provide them an opportunity to ratify or reject the budget by ballot. Instructions and a date for the return of the ballot will be provided with the ballot. Please note that a rejection of the budget will require a majority of homeowners as calculated by their percent of undivided common interest ownership in the Liftside Condominium Association to cast votes to reject the budget. Ratification will be achieved by a majority vote in favor, or by default if there should be fewer ballots cast as required to achieve either a quorum or ratification. See Bylaws Article V, Section 5.1, (subsections a.-i.) The ballots will be tabulated, and the results announced at a meeting of the homeowners to be held Tuesday November 13<sup>th</sup> 2018 at 7:30 pm.

**Meeting of the Liftside Homeowners – by ballot and by teleconference**

Tuesday November 13<sup>th</sup> 2018 at 7:30 pm Call in Number: 1-888-481-3032

Enter the Code: 13625313# and follow the prompts to join the call

All participants will have the ability to hear all others and speak to all others on the call.

Purpose of the November 13<sup>th</sup> meeting:

1. Prior to the November 13<sup>th</sup>, ballots with instructions and a deadline to cast the ballots will be distributed to the homeowners. On the evening of November 13<sup>th</sup> the Directors will tabulate and announce the results of the ballots cast by homeowners to ratify or reject the 2019 Budget. All votes must be cast and received to the SNHA Office before 4 PM on November 13<sup>th</sup>, 2018.
2. Discuss other matters of interest and importance to the Liftside homeowners.

We hope you will be able to attend the meetings and participate in the budget process and decisions related to the management of the Liftside Condominium Association.

Liftside Directors,

Michele Cloke  
Ernie Simuro  
Kent Weber