

The Smugglers' Notch Homeowners' Association, Inc.

The 2015 Annual Meeting of the homeowners of the Smugglers' Notch Homeowners' Association, Inc will be held on Friday morning July 3rd, 2015 at The Meeting House at the Village at Smugglers' Notch, Smugglers Resort in Cambridge, Vermont.

Please RSVP to Tracy@snha.net if you will be attending the meeting and/or the Friday afternoon picnic (see below) in order for us to have an accurate count for seating and food at the events.

Meeting Location: Meeting House at Smugglers' Notch Resort

SNHA Schedule

Friday Morning July 3, 2015

8:30 – 9:30 Registration and buffet breakfast – Smugglers' Meeting House

8:30 – 9:30 Regimes are encouraged to sit together for breakfast and the meeting (see note below regarding Regime Meetings)

9:30 – 12:00 noon SNHA Annual Meeting

12:00 - 1:00 Lunch buffet will be served provided by Smugglers' Resort

12:00 - 1:30 - Bill Stritzler will have a presentation in the Meeting House during lunch

Agenda for SNHA, Inc. Annual Meeting

9:30 AM Call to order – Bob Oehrlein President

- Introductions
 - New homeowners since last meeting
 - Board members
 - Count of homeowners present by 5 year blocks of years of ownership
- Review Schedule

SNHA Bylaws – Consider Amendments to the Bylaws of the Smugglers' Notch Homeowners' Association, Inc in Article V., Section 1, and also in Article VIII, Section 7. (d.), as well as to make corrections to several spelling and grammatical errors. The purpose of these amendments is:

- Article V., Section 1 – to allow spouses and children of the family of an SNHA “member”, as defined in the Bylaws as an owner of record of property at Smugglers, to be nominated, elected and to serve as a Director on the SNHA Board even if they are not listed on the deed as owners of record.
- Article VIII, Section 7. (d.) – to allow the SNHA Treasurer and Board to elect to have either an annual financial review, OR an annual audit of the SNHA books. Currently, the Board must have an audit performed annually. The Board believes that a financial review will be more affordable and will provide sufficient assurance of the accuracy of the SNHA's financial statements. The Board will have the discretion to request an audit at any time.
- To correct spelling, grammatical, and spacing issues in the existing document.
- Please see the full copy of the SNHA Bylaws, which includes the proposed amendments and new language, underlined and in bold. The copy is posted on the SNHA.net web site.
<http://www.snha.net/home> click on the link in the menu on the right – “Quick Links to.....”
“SNHA Bylaws – proposed amendments – Draft of June 20, 2015”

Committee Reports

- 2014 SNHA Annual Meeting Minutes - Review for approval – Kevin Rohrbacher, Secretary
(See: SNHA Web site for 2014 copy of the Minutes.
<http://www.snha.net/images/docs/AnnualMeetings/2014/snha%202014%20annual%20meeting%20review.pdf>
- Financial Reports and Projections – Herb Lewis, Treasurer
 - 2013-14 Audits
 - 2014 Year end reports
 - SNHA fee structure review, 2015 Year to Date and projections for 2015 Year End and 2016
- Executive Director – Joe Hester Ingram

- Smugglers' Village Fees – Status of services and fees – Steve Hoey
- Real Estate Update – Barbara McGee
- Rental Balancing – Lucia Homick and Kevin Rohrbacher
- Damage Fund – Jay Kahn
- Housekeeping and Quality Home Program – Florrie Paige
- Insurance Update – Joe Ingram and Mike Conte
- Maintenance Update – Bob Oehrlein
- Technology – WiFi – Lonny Gee
- Nominating Committee Report and election of 4 Directors – Florrie Paige. This year there are 4 Director positions open, each with 3 year terms ending in July 2018. The nominating committee has recommended to the Board and the Board has approved nominations as follows for 3 Directors whose terms end in 2015 to be re-elected for terms to end in 2018:
 - Bob Oehrlein C 25
 - Jay Kahn PS 10
 - Lonny Gee MV 32
 The Nominating Committee has recommended and the Board has approved the nomination of:
 - Pallas Snider-Ziporyn MV 21 to be elected for a Director position with term to end 2018.
- New Business – Bob Oehrlein, presiding

Other Business – as may be raised by the Board and/or by the homeowner membership

12:00 noon Adjourn

12:00 Noon Lunch by Smugglers' Resort with presentation by management staff following.

Note - SNHA Board Meeting – After the close of Smugglers' Presentation, the Directors will convene a brief meeting to elect officers and set the first meeting date for the SNHA Board 2015-16. Notes and minutes of that meeting will be delivered to Joe Ingram for recording in the minute's record.

A Social Gathering and Picnic will be held by SNHA on Friday July 3rd, 2015, at the tent at the base of Morse Mt on the common ground at Smugglers' Resort and will begin at 5:00 PM. Hamburgers, hotdogs, and soft drinks will be provided. Please bring side dishes and desserts to share with others. Donations will be collected to benefit the Cambridge Food Shelf. A representative from the Food Shelf will be available. Recommended donation of \$30 (or more) per family will be appreciated. Please join your fellow homeowners for this social gathering and support the local community!

Regime Association meetings:

Some Regimes have already or will set a specific time and day for their formal Annual Regime Meeting different from the 8:30 AM time listed on July 3rd SNHA Meeting Schedule at the Meeting House. Stay tuned as Regimes notify their respective homeowners of their plans. If no further notice is given, the default day and time for Regime Association Annual Meetings will be July 3rd 8:30 AM at the Smugglers' Meeting House. Regimes may also begin a meeting on July 3rd at 8:30 am and recess to a later time and date to be set and announced to their fellow homeowners in order to achieve a quorum, continue and conclude a meeting. All Regimes are encouraged to breakfast together at the Annual Meeting on July 3rd at 8:30 AM.

Visit SNHA web site for updates and reports for your specific Regime <http://www.snha.net/regimes-a-buildings>

RSVP – Let us know if you will be attending the Annual Meeting and Picnic so we can plan appropriate seating and food.

Email your RSVP to: tracy@snha.net

Thank You,

SNHA Board

SNHA Board serving 2014-15

Bob Oehrlein	C 25	Director, President
Eric Kotch	MV 39	Director, Vice President
Steve Hoey	TE 02	Director, Vice President
Herb Lewis	RS 48	Director, Treasurer
Kevin Rohrbacher	LS 53	Director, Secretary
Barbara McGee	C 28	Director
Florrie Paige	H 13	Director
Lonny Gee	MV 32	Director
Jay Kahn	PS 10	Director
Michele Cloke	LS 12	Director
Lucia Homick	LS 19-20	Director
Michael Conte	VS 15	Associate Director
Pallas Snider-Ziporyn	MV 21	Associate Director
Joe Ingram		Executive Director