

The Smugglers' Notch Homeowners' Association, Inc.

The 2016 Annual Meeting of the homeowners of the Smugglers' Notch Homeowners' Association, Inc. will be held on Saturday morning July 2nd, 2016 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 Saturday 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

Saturday Morning July 2, 2016

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 and the management team 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 – Last year the motion below was discussed and tabled. Update and reconsider – Herb Lewis:

- 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.

Committee Reports

- 2015 SNHA Annual Meeting Minutes - Review for approval – Kevin Rohrbacher, Secretary (See: SNHA Web site for 2015 copy of the Presentation – Minutes).
 - <http://www.snha.net/meetings-a-reports>
- Financial Reports and Projections – Herb Lewis, Treasurer
 - 2015 Audit
 - 2015 Year end reports
 - SNHA fee structure review, 2016 Year to Date and projections for 2016 Year End and 2017
- Executive Director's Report – Joe Hester Ingram
- Open Issues with Smugglers' – proposal to resolve – Jay Kahn, Michele Cloke, and Lisa Howe. A committee will be appointed to review and resolve long term common area boundaries, access and associated expenses.
- Rental Balancing – Lucia Homick and Kevin Rohrbacher
- Damage Fund – Jay Kahn
- Real Estate Update – Barbara McGee
- Housekeeping and Quality Home Program – Florrie Paige
- Insurance Update – Joe Ingram and Mike Conte
- Maintenance Update – Bob Oehrlein and Tracy Whitney
- SNHA Office Staffing and Management Committee
- Technology – Wi-Fi – Bob Oehrlein will present a report submitted by 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 2019. The nominating committee has

recommended to the Board and the Board has approved nominations as follows for 3 Directors whose terms end in 2016 to be re-elected for terms to end in 2019:

- Kevin Rohrbacher, LS 58 and LS 02
- Barbara McGee C 28
- Michele Cloke LS 12

The Nominating Committee has also recommended and the Board has approved the nomination of:

- Elizabeth Waldvogel RS 59 – nomination for a Director position with term to end 2019.

Florrie will conduct the election at the meeting according to the SNHA Bylaws Article V section 4.

- 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 provided by Smugglers' Resort with a 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 and schedule for the SNHA Board 2016-17. 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 Saturday July 2nd, 2016, 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 set, or will set a specific time and day for their formal Annual Regime Meeting different from the 8:30 AM time listed on July 2rd SNHA Meeting Schedule at the Meeting House. Regimes are finding that a teleconference held at a time other than Annual Meeting allows more homeowners to participate and focuses on business without taking time from vacationing at Smugglers'. Stay tuned as Regimes notify their respective homeowners of their specific plans. If no further notice is given, the default day and time for Regime Association Annual Meetings will be July 2rd 8:30 AM at the Smugglers' Meeting House. Regimes may also begin a meeting on July 2rd 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 2rd at 8:30 AM, and meet with your neighbors to discuss your Regime plans and enjoy your time together.

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

Web link to Board Member listing - <http://www.snha.net/board-of-directors/board-members>