

**LIFTSIDE REGIME MEETING**  
**Saturday, July 1, 2017**

***Attendance:***

Ernie Simuro	LS 4	Tom Baster	LS 33 & 34
Lois & Tom McKeown	LS 10	John & Kristen Sullivan	LS 37 & 38
Michele Cloke	LS 12	Pete & Eydie Dloss	LS 47 & 48
Lucia Homick & Jack Pruiksma	LS 19 & 20	Marclay & Tom Davis	LS 52
Kent Weber	LS 24	Maureen & Jim DiPasquale	LS 57
Sustani Chowdhury	LS 29		
Abby & Art Kalotkin	LS 32	Joe Ingram, SNHA Executive Director	

The meeting was held in the Spruce Room at the Meeting House. 16 homeowners present in person and proxy represented 27.9124 % of undivided ownership interest as listed above. The Bylaws call for a minimum of 20% for a quorum, therefore, a quorum was met and the meeting was called to order at 2:10 pm.

1. Michele Cloke was appointed secretary for the meeting.

*Michele Cloke:* The minutes from the July, 2016 meeting are posted on the SNHA website. Motion was made by Eydie Dloss to accept the minutes. Seconded by Pete Dloss. Minutes accepted as posted.

2. Election Results: *Michele Cloke:* Election for Regime Director with term to end in July 2020 was held by ballot. See <http://www.snha.net/regimes-a-buildings/lifside> for details of the nominations and election process. 29 homes returned 48% of interest in ownership, thus achieving a quorum for the election. All 29 homes voted for Kent Weber for a 3 year term ending July 2020. As with achieving a meeting quorum, there is a 20% minimum number of votes required to be cast in total for an election by ballot to be effective. Thus the election was effective.

*Kent Weber:* Accepted the position of regime director for a 3 year term.

3. Financial Reports: *Ernie Simuro:* The 2017 budget was ratified in December, 2016 by paper ballot and has been in effect since. The special assessments for the renovations and flood repayments will be completed in 2017.

Current Meeting Agenda - Discussion points:

The drawings and Amendment to the Declaration were filed in the Town Clerk's Office. This will allow for clear title.

4. Long Range Maintenance Plan.
  - Roof replacement: The middle section (1/3 of the roof) of the big building was replaced last year. The roofing contractor determined that the roof can be replaced "as needed". There is another section on the big building which will need to be replaced this Fall.
  - First Floor decks were adjusted to sit level. They are floating on blocks and this will have to be revisited as needed due to frost working the ground below.
  - Deck railing staining will be scheduled for Fall
  - The building will need to be repainted. We may do the painting in phases.
  - Common hot water heaters were replaced. Heaters have a 12 year warranty.
5. Phase II Project Recap:
  - Drainage for Small Building: The drain cover was lowered 6" and the parking lot will be regraded and lowered in the Fall. The property in front of the building will be regraded away from the building.
  - Trash Closets have been renovated. The walls around the trash pails can be washed.
  - The walkways in front of the small building will be replaced this Fall.
  - Plaques will be put on the benches "Lifside Property. Please Do Not Remove".
  - The project should come in under budget. All invoices should be in by next month.

6. *Joe Ingram:* Marvin Block had a question re: LRMP and tracking each item. He believes that according to the State statutes we can only use funds as specified by each line item in the LRMP. He wanted to be sure that money was allocated for specific projects. We obtained an opinion from an attorney that the LRMP is a working document to identify and budget for maintenance projects. The attorney opinion is that line items are estimates and will be subject to variation as they are implemented. The important constraint on the Board is that the budgeted income has to be ratified by vote or default in any year, and year end income-expense for both operations and reserve spending have to be reconciled and reported to the homeowners. Adjustments will always be needed as time passes.

Identifying the year end net or deficit will identified and obtaining consensus of the group for how to address year end surplus or deficit is a part of closing the books for the year. The Directors would like to have a standing approval from the homeowners until such time as retracted to put the any surplus year end funds into the reserve fund. Statute states that you have may refund it to each owner or apply it to the next year's budget. By depositing any surplus into the reserves, homeowners are actually getting a credit because the additional deposit will offset any need to raise the reserve fund contribution in the coming year. Discussion followed:

- There is a budgeted contribution to the reserve fund. The issue is what to do with a surplus or deficit aside from the budgeted contribution.
- There is no limit to the amount in the reserve fund. The Bylaws call for a "reasonable amount" which may include a "contingency amount" above the line item estimates on the plan.
- In response to Marvin's concerns, the Directors have asked Joe to track the contingency amount and show it as an annual line item on the plan. This is a useful and appreciated concern by Marvin.
- A motion was made, seconded and all agreed to have a standing approval to add any year end surplus to the reserve fund as indicated above. The Directors will include this reconciliation in the year end financial reports to the homeowners.

New Business/Discussion:

- **Ski locker locks:** The resort has invoiced the Regime approximately \$1,100 for service calls through security and maintenance to open lockers for renters. There are problems for guests in using the locks and with people forgetting the combination that they input. We can replace those locks with the open latch and ask the store to stock locks for guests to purchase. *Discussion:* Lockers are common area. They are not assigned to individual homes. They are available first come first serve. There may be digital combination locks that may be easier to use. It was suggested that a lock can be provided in each home, purchased as a group so that all locks have a single master key. Ask the resort to split the cost 60/40 in the future if they will not charge the guest for the service to assist with lock problems caused by the guest.

*Motion* made by Sustani Chowdhury to remove the locks and put on a latch and advise homeowners and guests to buy or provide their own locks. Seconded by Jack Pruiksma. All were in favor.

Discussion:

- Are deck railings power washed before staining? Yes
- Second Floor deck railings are not level. They have warped over time. They may not be able to be corrected without replacement of the wood.
- The picnic table is missing from big building by the bar-b-que

There being no further business, a motion was made by Sustani Chowdhury to adjourn the meeting. Seconded by Jack Pruiksma. All were in favor.

Meeting adjourned at 3:40 pm.

Respectfully submitted,  
Michele Cloke, Director