

LIFTSIDE REGIME SPECIAL MEETING

Teleconference

Monday, September 14, 2015

Attendance:

Ernie Simuro, Director	LS 4	Marvin Block	LS 7 & 18
Jim & MaryLynne Barker	LS 6	Michele Cloke, Director	LS 12
Carolynn & Dennis Uhrich	LS 43	Tom & Marclay Davis	LS 52
Marlene LaFata & Kevin Rohrbacher	LS 53	Phil Hurley	LS 56
Maureen & Jim DiPasquale	LS 57	Joe Ingram, SNHA Executive Director	
By Proxies 26, 32,47.48,19,20,10, and 02			

There were 29.3 % of the homeowners present in person and by proxy. Having met the 20% attendance requirement to make a quorum, the meeting was called to order at 7:30 p.m.

Michele Cloke was appointed secretary for the meeting

The meeting agenda was to ratify the revision of the 2015 Budget as adopted by the Liftside Directors on August 31, 2015 and dated September 1, 2015 and posted on the Liftside web site. The revised budget includes a special assessment of \$160,000 to compete the funding required for the hallway renovations and provide the additional funding not already included in the long range plan (total for the hallway project \$277,928), and to adjust future assessments in order to repay a draw down on the Liftside Reserve Funds that will be borrowed from allocations for other projects listed on the plan with target dates in future years in order to complete the work in the fall of 2015. The Special Assessment of \$160,000 will be collected between the fall of 2015 and the fall of 2017.

Ernie Simuro: made a motion to ratify the budget as presented to complete Phase I of the hallway renovation project.

Tom Davis: Seconded.

Discussion:

- When will the trash closet doors be replaced? *Michele:* The trash closet doors in the big building are being replaced this Fall with this Phase of the project. The trash closet doors on the small building will be replaced during Phase II because we don't know if we will have to raise the walkways when the curbs are installed. The cost of the trash closet doors on the small building are in this budget.
- Phase II of the project – Can we have a 1 year sabbatical before starting Phase II? It is going to be a financial burden for the 2 bedroom units. *Ernie:* Let's wait and see what the cost will be for Phase II then we can plan the project and when we can start it.
- Along with the revised budget, will we be publishing a revised LRMP? *Ernie:* There will be a revised LRMP. We do not have it at this point, but the items being replaced now have to be put back into the LRMP for future planning.
- When will the contracts be signed? *Michele:* Becky is calling all the contractors tomorrow to schedule a meeting. At this meeting, she will review the scope of the project and the required timeline.

Marvin Block: I move for a vote.

Ernie: All voted in person and by proxy in favor of the motion --- The 2015 revised budget was ratified by a unanimous vote.

Questions:

- When will the project be finished? *Michele:* The start date is October 26th and the project is expected to take 6 weeks.
- As things evolve who can sign the change orders? *Joe:* Any change orders will be presented by Becky to the Liftside Directors. If they are deemed reasonable and necessary and fit within the contingency allowed in the approved project estimates, it is likely that the Liftside Directors will approve them promptly. If they exceed the contingency allowed, then we would have to seek authorization from homeowners in another budget revision to go forward. Becky has done a very good job getting estimates and the contractors are experienced. We are not anticipated any change orders that would exceed contingencies.

- When will the Fall maintenance be scheduled? The resort does not block homes for the Fall cleaning.
Ernie: Work will start on the big building. We will ask Becky to have the Fall cleaning done as each stack of homes is completed.
- Can they stuff the spaces at the bottoms of the doors to keep some of the dirt and dust from drifting into the homes during the construction? Becky will be advised.

There being no further business, the meeting adjourned at 7:55 pm.

Respectfully submitted,

Michele Cloke, Secretary for the meeting