

## Liftside Condominium Association

C/o SNHA

PO Box 244

Jeffersonville, Vt 05464

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### Meeting Notice

Michele Cloke, Kent Weber, and Ernie Simuro as Liftside Directors, hereby give notice for a special meeting of the Liftside Homeowners, to be held

By Teleconference on April 21 – Tuesday evening 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.

### Agenda

- Budget 2015 – According to the Liftside Bylaws, section 5.1, the Directors of Liftside have prepared, adopted and presented the 2015 budget to the homeowners in a communication dated March 27, 2015. The reports and materials are available on line for review at the link <http://www.snha.net/regimes-a-buildings/liftside> If you have difficulty accessing the information or have questions, please contact Joe Ingram at the SNHA Office or email to [joe@snha.net](mailto:joe@snha.net) Please note that this meeting is in accordance with the Liftside Bylaws and will provide an opportunity for discussion of the adopted budget. Also note that the budget as adopted by the Directors will be ratified at this meeting unless rejected by a vote from homeowners calculated to be at least the majority of all homes, such vote according to the % of undivided ownership interest. See the Liftside Declaration and Bylaws for more details. This process is in accordance with the Vermont Condominium Statutes and places the responsibility to manage on the Directors and responsibility to object on the homeowners. It was adopted by the state after years of poor attendance at homeowner meetings that left the Directors of associations without authority to do the work they were elected to do.
- Hallway upgrade – Following the July 2014 Liftside Annual meeting, the committee charged with planning this project was expanded:
  - From the July 5<sup>th</sup> Liftside Meeting minutes – “Consensus – Directors will open the committee to additional volunteers and set priorities for planning that will include all the hallway concerns, and set up a strategy for phases of work to address the issues.”
  - The committee will report at this meeting on their work since the 2014 fall update.
  - If the plan that is finally developed by this committee and reported to the homeowners requires funds that are in addition to the 2015 budget as adopted by the Directors on March 27, 2015, then a revised budget will be required to be adopted and presented and ratified in the same manner as described above and in the Liftside Bylaws section 5.1
- Liftside Annual Meeting – discuss options for when and where to hold the 2015 Annual Meeting. See the Liftside Bylaws Section 2.2
  - **Section a). Annual Meetings.** An annual meeting of the Association shall be held each year at a time to be determined by the Board of Directors. Unless a different time is determined, said meeting shall occur within one day of the annual meeting of the Smugglers’ Notch Homeowners’ Association, Inc. At such annual meetings, elections shall be held to elect Directors to serve on the Board of Directors.
- Other business
- Adjournment