

**Liftside Condominium  
PO Box 244  
Jeffersonville, VT 05464**

November 22, 2016

Dear Liftside Homeowners,

This is an addendum to the Notice for the Liftside Homeowner Meeting that was issued on Tuesday November 8, 2016, for the Liftside homeowner meeting to be held by teleconference:

- Tuesday December 6, 2016 at 7:30 PM – Homeowners' meeting to hear the results of a vote by ballot to ratify or reject the budget as was adopted November 17, 2016.

Please be advised that at their Director meeting on November 17, 2016 the Liftside Directors adopted a budget for 2017 with a supporting Long Range Maintenance Plan with funding projections and estimates from 2017-2035 as posted in a Budget Draft proposal dated 11-17-16 on the [WWW.SNHA.net](http://WWW.SNHA.net) web site on the Liftside page.

<http://www.snha.net/regimes-a-buildings/liftside>

The 2017 Budget includes a regular assessment income total of \$154,929, approximately 4.5% above the 2016 regular assessment. The third and final installment of the Special Assessment that funded the hallway renovation will also be collected in 2017 as previously approved by the homeowners in 2015. All Liftside assessments will be invoiced and collected by the SNHA Staff 1<sup>st</sup> and 3<sup>rd</sup> Quarters of 2017 in a 60-40% split of the total. The due dates will be 60% due by May 15, 2017 and 40% due by November 15, 2017. Note that Smugglers' management has advised the Liftside Directors that they will no longer collect the Liftside assessments from the Smugglers' homeowner accounts. SNHA Staff will invoice homeowners directly in April and October 2017. For more details, see the Liftside web page and the "Liftside Director Meeting 11-17-16 Minutes" that are posted on the web.

As previously indicated, ratification or rejection by the Liftside homeowners of the budget for 2017 will be decided by ballot this year.

Please review the budget and numbers that have been adopted and posted on the web. If you are unable to access the adopted budget from the web posting, please contact the SNHA office for assistance. A paper copy is also included in a US Postal Service mailing of this notice.

The ballot process as conducted according to the Liftside Bylaws section 2.8 (e.) (subsections i. – vi.) requires an opportunity for homeowners to submit any questions or comments to a specified location accessible to all homeowners prior to the deadline for votes to be cast. If you have any questions, or wish to make comments about the Budget that you wish to share with all homeowners, please direct your questions and comments to the Liftside Google Board with a copy emailed to the Liftside Directors for the record via email to: Joe Hester Ingram – [joe@snha.net](mailto:joe@snha.net) If you are not a part of the Liftside Google Group and wish to join, or wish to receive a copy of the questions and comments posted on the Google Board, please contact Joe.

**The period for submitting questions and comments to the Google Board will begin with the distribution of this notice and close on Monday November 28, 2016 at 5 PM. This deadline for comments will allow sufficient time for homeowners to offer their comments,**

homeowners to access the information, and for homeowners to cast and send ballots to be received and counted no later than 5 PM on December 6<sup>th</sup> 2016.

**A pdf copy of the ballot form is attached to this email, posted on the Liftside web page, and also enclosed with a hard copy of this letter that is being mailed to all Liftside Homes. The ballot, or a communication including a clear indication of the vote to ratify or reject the budget must be completed and received to the SNHA office no later than 5 PM on December 6, 2016.**

Please note that the rejection of the budget will require a vote representing the majority of the total undivided common interest ownership held by the homeowners as calculated by the percent held by each home casting a vote to reject. Ratification will be achieved by a majority vote in favor from the votes cast, or should there be fewer ballots cast as are required to achieve either a quorum or a rejection, the 2017 budget will be ratified by default as adopted by the Directors. See Bylaws Article V, Section 5.1, (subsections a. – i.)

The ballots will be tabulated and the results announced at a teleconference meeting of the homeowners to be held December 6, 2016 at 7:30 PM.

**If you wish to join the December 6<sup>th</sup> teleconference, please use the call number and code below:**

Tuesday December 6, 2016 at 7:30 PM  
Call in number – 1-888-481-3032  
Enter the code 13625313#  
and follow the prompts to join the call.

**Since the vote to reject or ratify the budget is by ballot ONLY this year, all votes must be received at the SNHA Office no later than 5:00 PM on December 6<sup>th</sup> 2016. No votes will be taken at the meeting later that evening.**

All participants in the teleconference will have the ability to hear all others and speak to all others on the call.

Purpose of the December 6<sup>th</sup> meeting

1. Announce the results of the vote to ratify or reject the 2017 Budget as adopted by the Directors on November 17, 2016.
2. Open Floor – to discuss other matters of interest and importance to the Liftside homeowners.

We hope you will be able to participate in the budget process and the decisions related to the management of the Liftside Condominium Association.

Liftside Directors

Michele Cloke  
Ernie Simuro  
Kent Weber