

# **The Homeowners of Riverside II (37-48) Condominium Association Minutes**

**Monday July 5, 2010- 8:30 AM**

In attendance: Nat Arai -RS 44 (by phone), Deborah Cicerone- RS 45, Herb Lewis RS 48 and Tom Nucatola RS 39. Chuck Pepe– RS 43 filed a proxy with SNHA and requested Herb Lewis to vote on his behalf.

The attendees met at RS-45 on Monday July 5, 2009 at 8:30 AM. A dial-in number – 888.481.3032 (passcode - **28822678**) was provided for those who could not be available in person.

## **Minutes**

1. To appoint a secretary to record the minutes for the meeting and to return a copy to Joe Ingram at SNHA 27 Old 108 Loop – Brookside #2 Jeffersonville, Vt 05464 before leaving the village, or no later than 7-16-10.
  - ✓ **Herb Lewis RS 48 was the chair for this meeting**
  - ✓ **Deborah Cicerone RS 45 agreed to take the minutes this meeting**
  
2. Review and approval of the minutes of the July 2009 meeting
  - ✓ **The minutes of the July 5, 2009 meeting were approved**
  
3. Election of Building director –
  - ✓ **Tom Nucatola nominated Nat Arai for the 3<sup>rd</sup> Regime Director and Deb Cicerone seconded the nomination. There were no additional nominations.**
  - ✓ **Nat Arai RS 44 was re- elected as the 3<sup>rd</sup> Regime Director for RS II (37-48) for a 3 year term beginning July 5, 2010 and ending July 5, 2013.**
  
4. Review of Today's agenda and the adding of other business and topics as required
  - ✓ **We reviewed the agenda items. Nothing additional was added to the agenda.**

5. Review of Financial Statement
  - ✓ **We reviewed the financial statement. We recognized a \$16,000 surplus but this surplus is tied up in receivables. We have one home in the regime that is in serious arrears with payments causing a huge drag on our finances. The directors will continue to work with SNHA and the homeowner to come to a timely resolution.**
  
6. Review of the Regime Maintenance with Smuggler's Notch Management Co – current state, next steps
  - ✓ **We were fine with Smuggs maintenance although we thought the TPW trash pickups were more frequent and TPW snow removal was more efficient**
  - ✓ **We will need to be more vigilant about the snow removal from the back of the RS-II ground floor units so egress from the back sliders can continue. Chuck Pepe has brought this up as an item of concern and TPW had done a good job however Smuggs maintenance did not keep pace on this item. We will continue to pursue this item to make sure we have a better result during the 2010-2011 season.**
  
7. Review of the Maintenance Items and other capital expenditures
  - ✓ **Herb mentioned that the dryer vent work has been completed for all units of RS-II.**
  - ✓ **The badly rusted front doors on both sides of the building have been replaced.**
  - ✓ **The decks really need to be stained. We will look again as we tour the building after this meeting adjourns.**
  - ✓ **Tree on east of the building (adjacent to RS 46/47/48) is scraping the roof and needs to be addressed.**
  - ✓ **There are now plantings on each side of the building so our building looks in line with the other buildings.**
  - ✓ **Pricing and scheduling of the electric heat upgrades for the hallways of RS-II need to be looked at.**
  - ✓ **Caulking for the cracked stone at entryway – East side RS 43-48**
  - ✓ **We would like to upgrade the common areas of the building including doors, carpets, interior colors, lighting, alternative flooring etc. Before we consider these upgrades we want to**

**understand our obligations regarding keycard entry and factor that in to these upgrades.**

8. Create awareness about the Canopy Tours project behind RS-II building and discuss any issues or concerns the RS-II homeowners may have.
  - ✓ **We discussed the plan that was presented to us at Smugglers Management Company meeting on July 4 by Mark Delaney – details are provided in Appendix II. The permitting etc could be done and work commencing during July with a targeted opening during fall 2010.**
  - ✓ **All agreed it was good for business especially in the fall**
  - ✓ **Tom Nucatola mentioned that other resorts are already doing this and it would be something the resort**
  - ✓ **Nat would like Herb to email Mark Delaney about a possible concern about noise as the deadline for filing concerns is July 6, 2010. We felt this is just a precaution but again all felt this was a good thing.**
  
9. Review of any New Business
  - ✓ **Quality Home Items were discussed including the addition of front doors for some of the RS-II owners. We just want to ensure that if new doors are required we are smart about this expenditure and make sure we can be adaptable to comply with future security recommendations i.e. keyless entry Also, compliance with the Flat Panel TV requirement was discussed and assurance that Smuggs Maintenance can handle the issues that will ensue. Tom Nucatola mentioned his phonecall to Lisa Howe in regard to this item. (We all don't want a repeat of the fireplace incident as this was extremely expensive for our homeowners.)**
  - ✓ **Deb Cicerone mentioned meeting the directors of the other RS building at the SNHA meeting on Saturday. We will reach out to them on future projects where it makes sense and bridge a connection.**
  - ✓ **Security was discussed as a concern and we discussed the SNHA security items that were discussed in the July 3 SNHA meeting**

- ✓ **We recognized the WestGable work needs to be done – Tom Nucatola suggested looking at the schedule of the long term maintenance items and maybe with some reprioritization we will be able to accommodate this work. We also discussed our cash flow issue again that needs to be addressed.**

10. The meeting was adjourned at 9:05 AM and then a walk around the building was conducted.

## **APPENDIX- I**

**The following is a list of items that need to be addressed in the near term and long term for RS II. It consists of items that were noted by various homeowners of RS II and will be added to the master list.**

### **Immediate Follow-ups :**

1. We have one home in the regime that is in serious arrears with payments causing a huge drag on our finances. The directors will continue to work with SNHA and the homeowner to come to a timely resolution.
2. Door frames around the recently replaced exterior doors are rusted. We need to get this addressed as soon as possible..
3. Decks and all exterior trim front and back need to be stained and painted where appropriate.. We would like to get this done as soon as possible. We are especially concerned with protecting and re-staining the decks.
4. We recognized the WestGable work needs to be done – Tom Nucatola suggested looking at the schedule of the long term maintenance items and maybe with some reprioritization we will be able to accommodate this work.
5. Need direction about the new doors the quality home team is requested for several of our homeowners We just want to ensure that if new doors are required we are smart about this expenditure and make sure we can be adaptable to comply with future security recommendations i.e. keyless entry

### **Grounds:**

1. East End double pine tree – do something about the second one scraping the roof
2. Add landscaping stone under front east end entry way on the RS43-48 entrance.
3. Add stone to both front walkways starting to look a little thin.
4. Request for salt reduction around the front steps to avoid accelerated rusting of the new entry way doors.
5. Add a sign similar to Liftside asking people to not block the loading/unloading zone

### **Exterior Building :**

1. Cracked Limestone slab in the entry way on RS 43-48 entrance – needs to be caulked
2. RS 38 and RS 39 have sliders with visible insulation strip hanging
3. RS47 needs siding replaced to the right lower portion of the deck
4. Some staining at RS 44 under the light
5. Shingle needs replacing on the side near the top west side under the vent
6. WestSide Gable work needs to be done – not a high priority

**Front Entry:**

1. In the longer term consider grates on the floor in front of the Ski Lockers

**Hallways:**

1. Replace picture in hallway on the way up to RS-39
2. Wireless router in the trash closet outside of RS 39 needs a cover
3. Take out the empty brochure racks in all hallways and make sure the hallway walls look reasonable after the removal.
4. Fix minor hole in the panel on stairway as you enter RS43-48 first floor.
5. Revarnish all hallway paneling
6. Electric Heat – need to get this work priced, prioritized (considering financials and other pressing items) and scheduled -
7. West end entry (RS 37-39) ceiling still a little minor staining on top floor
8. Continued study of the moisture problem that has been plaguing the top floors
9. Upgrade the common areas of the building including doors, carpets, interior colors, lighting, alternative flooring etc. (Before we consider these upgrades we want to understand our obligations regarding keycard entry and factor that in to these upgrades.)
10. Repurpose the interior trash closets – it has been suggested to be used for homeowner storage.

## APPENDIX II:

----- Forwarded message -----

From: **Mark Delaney** <mdelaney@smuggs.com>

Date: Jun 15, 2010

Subject: Smugglers'

To: narai@verizon.net, rdcicerone@comcast.net, hlewis@bu.edu,  
bperry@employeegrowth.com, jgwald@aol.com, msksjsgs@aol.com

Hi everyone,

I am reaching out to you in your role as Riverside building regime Directors. Smugglers' is applying for permits to install a canopy tour here at the resort. We are very excited about this proposed development because it will bring a new year round activity to the resort that we believe has the potential to increase guest nights. There are several canopy tours operating around the world, most notably in Costa Rica, but very few in the U.S. Those that are in operation have proven to be highly successful. This is consistent with our efforts to strengthen our offerings in the realm of "soft adventure"; activities such as the ropes course, climbing wall, Via Ferratta and the like which provide participants with some challenges a little outside their normal comfort level but that can be undertaken by most anyone.

Attached are course maps, a project description, and a review of the 10 criteria of ACT 250 that we must address in the permitting process. I am reaching out to you specifically about the project because the course will pass behind the Riverside buildings as shown on the attached maps. I don't believe this will present any significant impact for Riverside owners, however. The course will be on the opposite side of the brook from your buildings, crossing over the brook behind the adjacent Maples building and terminating by the rear corner of the tennis courts. It is about 200' from the lower Riverside building at the closest point. It will be well screened from your view during the summer but will be visible during leaf off conditions. Regarding sound, I expect that you will be aware of activity occurring in the vicinity by virtue of human noise and the sound of the zipline trolleys traveling along the cable. The sound levels will vary based on wind and atmospheric conditions but generally should not be obtrusive. The tour is a small group, guided experience and the guides will work to keep the human noise levels to a minimum. The cable noise will likely be well below the 50 - 55 decibel range and is intermittent in nature. With leaves on the trees, it may not be noticeable at all.

I wanted to familiarize you with the proposed project, answer any questions

you may have, and make sure we are addressing any concerns. I have reviewed it with Joe Ingram as the Association is normally your representative in ACT 250 permit proceedings. Smugglers' is partnering with Arbortrek Canopy Adventures to develop and operate the course. Once you have reviewed the attached, please let me know if you have questions, concerns, or need additional information. The best way to reach me is via email; I am in and out of the office so much that phone calls become difficult unless we pre-arrange a time. Thanks for your attention to this matter.

Mark Delaney  
Vice President  
(802)644-1113



### **Project Description**

Smugglers' Notch Management Co., Ltd. is proposing to develop and operate a Canopy Tour. Using a series of ziplines, rappels, short hikes, and cable bridges, the tour is designed to carry participants through the mid-level tree canopy, criss-crossing along and down a ravine on resort property. The tour is intended to provide families and individuals with an ecological soft adventure experience and would operate year round.

A number of canopy tours have been constructed across the country and around the world, most notably in Costa Rica. Smugglers' is working with a tour developer to design, construct, and operate the tour. Tour groups in this case will generally consist of 8 or fewer participants with 2 guides. Guides are trained in the local ecology and educate the guests at each stop along the way.

The course setting is a mixed age forest of hemlock, maple, beech and oak trees. The course affords wonderful views of the Resort and Mount Mansfield and provides riders with unique access to the beauty of a scenic valley and running brook.

The tour will begin at the Welcome Center on Edwards Road where guests are checked in, introduced to tour staff, screened for medical restrictions and outfitted with zip line equipment. Prior to entering the course, guests participate in a ground school to familiarize themselves with the equipment and skills necessary to complete the tour.

Upon completion of the ground school, guests will be shuttled via town road (101 Road) to the head of the course. Once there, they will be led through the series of elements to the bottom of the course, located near the tennis courts in the Resort Village. At each of the tree platforms that serve as termini between the zip lines and bridges, guides will provide information about forest ecology. A tour is expected to last about 2-1/2 hours and there may be more than one tour group on the course at a given time.

The Welcome Center will be developed on Resort-owned property off Edwards Road. A former single family residence will be converted for this purpose. New water and wastewater systems will be developed, along with appropriate parking.

For the construction of the course itself, no earth disturbance is expected. Platforms will be constructed in the trees. These 12'-14' diameter platforms are designed to "grow" with the tree, and are installed in a way to minimize damage to the tree. Obviously, only the healthiest trees are selected, and the construction techniques have been developed so as not to shorten the life of the trees. Trees are selected, and platforms designed to last 20 years or more.

An overall site plan, Canopy Tour site plan, and site plan for the Welcome Center are attached as Exhibit 1. Photos of the existing residence proposed for use as the Welcome Center are attached as Exhibit 1 (A).

Smugglers' is very excited to bring this unique and popular attraction to Vermont. The Canopy Tour will be advertised outside of the resort and we expect it to be a draw for tourists outside of our regular guest population, as well as local residents.

A full discussion of the 10 Criteria of Act 250 follows.