

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

July 1, 2007-3:00 PM

In attendance: Deborah Cicerone- RS 45, Charles Lewis RS 40, Herb Lewis RS 48, Tom Nucatola RS 39, Wendy Miller RS 42, by phone Nat Arai RS 44

The attendees met at the entrance of RS II at 3 PM on Sunday July 1, 2007 and then reconvened in the Cicerones' condo RS 45.

1. Introductions:
 - a. Welcome to New Homeowner Riverside 42 Chris Miller

Each of the attendees introduced themselves

2. To appoint a secretary to record the minutes for the meeting and to return a copy to Joe Ingram at Sterling One before leaving the village, or no later than 7-20-07.

Deborah Cicerone RS 45 agreed to take the minutes for today's meeting.

3. Review and approval of the minutes of the July 2006 meeting

The minutes of the July 1, 2006 meeting were reviewed and approved.

4. Election of Building director – nominee Nat Arai RS 44

Nat Arai RS 44 was elected as the 3rd Regime Director for RS II (37-48) for a 3 year term beginning July 1, 2007 and ending July 1, 2010.

5. Review of Today's agenda and the adding of other business and topics as required

We reviewed the agenda. Wendy Miller had asked what the responsibilities of the regime director were. Herb Lewis mentioned the director duties as follows: working in conjunction with Joe Ingram and the HOA to coordinate building work, communication to other regime members of the work in progress, etc.

6. Discussion of past work completed

We discussed the ski lockers, the gable work, the fireplace replacements and the attic work. Folks are generally pleased with the ski lockers and the look of the building.

Of particular concern is the water stains on the upper units. We need to understand the cause of this staining. Some speculation included the improper venting of the dryer vents causing additional attic condensation, undetected roof problems, etc.

As a top priority we need to follow-up on this staining, find the root cause and address it as soon as possible, then get the ceilings restored.

Next we need to understand the follow-up steps regarding the Travis replacements – will there be a lawsuit. Also, how is the resort handling the maintenance of the new fireplaces. We will continue to track this item.

The regime directors will follow up with Joe Ingram and get back to the other homeowners about the aforementioned items.

7. Discussion of the fall 2007 work including:

- i. Electric hallway heat
- ii. Work on the west gable

- iii. Landscaping & walkways
- iv. Signs

We discussed the electric hallway heat, the work on the West gable, the landscaping and walkways and signage.

Again, we agree that all the aforementioned should be done and we should begin the process of getting prices and the contractors lined up. However, we have to figure out the leakage issue across the top floors.

The sign is very important and we should get that done as soon as possible. We briefly discussed getting the ski locker numbers from the sign vendor.

In discussing the landscaping and the walkways we talked about the white stone and leaving it rustic. A concern that was raised involved homeowners having to shovel the walkways upon arrival. In fact the Millers had to purchase a shovel and leave it at the front door. We need to understand how often snow is removed etc.

- 8. Review the Regime financial reports and discuss the Long Range Maintenance.

We did not have the latest financial reports but will forward these to the other RS II homeowners with the minutes from this meeting.

We did discuss the RS II Maintenance checklist.

We did a rank order of the priority items against the maintenance checklist. The water staining and root cause of the leaking has to be addressed as well as the front signs and the gable work.

- 9. Other business as required

We agreed to adjourn the meeting and discuss any

additional issues that arose as a result of the walk around the building.

10. The meeting was adjourned in the condo at 4:05 PM prior to the walk around and through the building.

11. To conduct a walk around the building and common areas. To make a list of concerns to submit to the SNHA office

The attendees walked around the building and discussed the items on the maintenance list for RSII. The following items will need to be added to the master maintenance list.

- ✓ We still need to follow up with Paul Luneau, who is affiliated with landscaping and site at Smuggs, about getting more loam placed on the eastside of the RS II building i.e. the right side to cover the foundation. This is meant as a preventive measure to avoid any potential issues at a later date.

Additional items to be added to our RSII maintenance checklist spreadsheet after the building walk around:

Grounds:

- ✓ East End double pine tree – do something about the second one scraping the roof (by front of RS 48)

Exterior Building:

- ✓ Slider doors have the insulation hanging (RS 39 & 42)
- ✓ RS47 needs siding replaced to the right lower portion of the deck
- ✓ Some staining at RS 44 under the light

Rear Entry:

- ✓ East end back entry ways have gouges in hand rails on each side need to be sanded

Front Entry:

- ✓ Consider grates on the floor in front of the Ski Lockers

Hallways:

- ✓ Door doesn't close at the front of RS47/44
- ✓ West end entry ceiling staining probably related to the interior issues that we need to address.