

The Homeowners of Mountainview 1-20 Condominium Association

Will meet by means of a teleconference to consider the following:

1. To appoint a secretary to record the minutes for the meeting and to return a copy to Joe Ingram at the SNHA office within 5 days of the close of the meeting.

Mike Rembish will keep the minutes for this meeting on Tuesday, August 11, 2009. Going forward Barbara DeRosa volunteered to keep all future meeting minutes and all agreed.

2. To record a list of Homeowners present at the meeting, and approve the minutes from the last meeting. Need to return any proposed changes to the minutes to Mike Rembish prior to the meeting.

Units represented: # 2, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17

3. To elect a Homeowner to serve as Director for Mountainview 1-20 for a three year term to end July 2012. Stu Blanton, MV 15 whose term is ending, has indicated a willingness to serve again. Because the Bylaws do not provide a provision to vote via a teleconference call, homeowners need to submit a proxy ballot to Mike Rembish prior to the meeting.

Stu Blanton was re-elected

4. To review the 2008 year end and current financial reports, plans and projections for the future.

Stu Blanton reviewed our financial reports and provided an update the receivables and future revenues. Stu stated that one homeowner has an outstanding balance over \$4,000 and has put the property up for sale and the regime has put a lien on the property. The next major expenditure is the staining of the building in 2013 for \$22,000.

5. To discuss any outstanding issues.

Stu Blanton suggested reducing the fall assessment by half and all on the call agreed. The directors will discuss with Joe to reduce the fall assessment.

Robin Milstein suggested that we use some of our reserve fund to install Safe Locks and explained why. It was pointed out that the doors and windows are the responsibility of each individual owner. Robin will collect a list of those owners that are interested in this project to get favorable pricing.

6. To report on the current observations by homeowners of the condition of the exterior and common property and building components of MV 1-20.

These are issues that need to be addressed this fall:

- There is some rot in the alcoves near the meters. There has been issues in the past with water getting behind that area and some repair needs to be done.
- The cable television line outside unit #12 is loose and needs to be secured to the building
- A few dryer vents have bird nests. All vents need to be cleaned out.

- Damaged siding around the slider doors on units 2, 4, 20. Damaged siding on side and front unit #20
- A garden was removed on the side of unit #1 and #2
- Bottom of jam on sliders of all upstairs units need to be water sealed
- Missing side trim along roof line of units #5 & 6
- Missing siding over meters on units 7,8
- Trim bushes back in alcove between units #14 & 15
- Replace rotted trim near bedroom on alcove side on unit#17
- Replace shingles near entry of unit 20 and also under Master Bedroom window.
- Fix all outside light fixtures that are damaged and replace light bulbs

7. To review, discuss, and provide guidance to the Directors regarding their decisions relative to the Long Range Maintenance Plan and the Reserve Assessments necessary for its funding. See "Cash Flow Projections" and Project Summary" reports prepared by SNHA.

Discussed repair and upgrade of front entry ways. Will discuss on next call.

8. To list any items of concern and interest for the attention of the Building Directors, Smugglers' Notch Homeowners' Association, Inc., or Smuggler's Notch Management Company.

Discussed status of the on-going negotiations between resort and SNHA and the introduction of OACS. OACS is not up and running so there is no need to discuss in detail. Mike Rembish gave an overview of the responsibilities of each home owner to pay their assessments whether or not they agree with the use of the funds, if the majority votes for it. Everyone in the group must follow the bylaws as part of this organization. Mike Rembish also urged those home owners that have not paid to pay the special assessment of \$600 so that other options such as liens or collection agencies do not have to be used as collection options.

9. Other business as required.

10. Note time of adjournment.

Meeting adjourned at approximately 9:30 PM.

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