

From: Stefanie Lang <stefanie@snha.net>
Sent: Friday, July 20, 2018 1:01 PM
To: joe@snha.net
Subject: Slopeside Special Project
Attachments: Slopeside New Front Doors.jpg

Fellow Slopeside Homeowner,

In May 2018 the Slopeside Directors called a meeting of the homeowners to review the work completed with the installation of new interior doors and discuss the much-needed future hallway renovations. With the interior hallway doors replaced in January of 2018, and new entry doors and trash closet doors on order, (THEY LOOK GREAT!! See attached picture that was taken before they were even finished!!), a group of interested homeowners met with the Slopeside Directors and Tracy Whitney of the SNHA to identify and define the scope of the additional work. The group targeted other aspects of the common hallways needing attention. Tracy developed a scope of work and obtained planning estimates for accomplishing the work and presented the findings at the May meeting. The group reviewed the scope and estimates and recognized from the estimates that a special assessment would be required to complete the work identified. Included for the common hallway project scope:

1. Repair and replace wood on exterior entry deck floors to match existing wood with improved appearance and finish.
2. Hallway walls – change colors (lighter tones) and paint all wood and sheetrock wall surfaces
3. Hallway red block walls – discussion of options. Possible painting. Consensus of the group was to NOT attempt to paint or modify the block walls at this time. Complete other aspects of upgrade and revisit at a later time.
4. Hallway – ceilings – patch and repaint white all ceilings
5. Add chair rails to all sheetrock walls located in common unit alcove halls and center core common halls. Paint upper section of walls lighter color than lower sections of walls
6. Hallway heaters – replace all heaters
7. Install new walk off matting or other floor covering with design and durability to address the initial high traffic with dirt and salt.
8. Consider total carpet replacement in all areas. Bob Asselin offered to review selection and sourcing of carpets.
9. Maintain black stair treads – repair and replace as needed
10. Replace some hallway wall sconce light fixtures to make them uniform
11. Replace all exterior porch and area light fixtures
12. Ski lockers:
 - a. Serving 2nd and 3rd floor homes – Remove wood ski holders and slatted boards to install cabinet type design similar to the design recently installed in Villmarksauna - # of lockers and space configuration to be determined. Location - in the center core common hallways - use existing ski storage area.
 - b. Serving 1st floor homes – Install lockers (design and construction to compliment exterior building design – to be determined) Locate lockers on the exterior decks of the 1st floor homes.

After a full walk through, it is probably not necessary to do a complete carpet replacement at this time. That will help offset some additional expense such as removing the wood slatted ski wall and finishing the drywall to prepare for ski lockers. With the planning estimates presented in May at \$50,327 without the ski lockers, the attending homeowners discussed, and with a quorum present, approved a special assessment and project budget of at least \$100,000; actual total to be collected dependent on final quotes for the above listed work. We had hoped to have all the numbers calculated and a definite project total determined by the end of June. That final budget is delayed, due to usual Vermont contractor timing, (just be happy it isn't hunting season), but is close to the initial approved budget. The goal is to have ALL WORK DONE by Christmas vacation. We are making this clear to Joe and Tracy, so they may pass it on to the contractors we are hiring.

While we still have a few missing pieces to price, we need to begin collecting funds now, so we will have the funds in the bank to begin signing contractor agreements and move forward in early September. Therefore, with this email, you are receiving an invoice of \$2000 for the first of three consecutive installments of the special assessment to fund our hallway project; final total (estimate not to exceed \$6500) to be determined in early August. **Please plan to have funds available to remit the remaining two installments of the special assessment in August and September**, as well as the remaining regular assessments for 2018 operations that will be coming to you in August and November.

To summarize, assessments will be invoiced with approximate amounts (exact based on % of common interest owned by unit) in the following installments:

July 20	1 st installment special hallway project (\$2000)	\$2000 Due August 19
August 20	2 nd installment special hallway (2000) + Regular (\$1125)	\$3125 Due September 19
September 20	3 rd installment special hallway (not to exceed \$2500)	\$2500 Due October 20
November 1	Regular assessment (\$1125)	\$1125 Due November 30
Total due between July and December		\$ 8750

PLEASE PAY THE INVOICED AMOUNT. It is critical that we pay these assessments in full no later than the due dates to allow us to have funds in the bank to move forward.

BTW John and I were both at the condo when the first doors were put in. They looked really really fantastic. This project will be gorgeous when it's done and will give Slopeside a badly needed facelift. If anyone is at the resort over the next few months and wants to share some additional pics of the completed work, please do so.

We appreciate your support and hope you are as excited to see the finished product as we are.

Craig Greene, Director – SS 38
 John Ferguson, Director – SS 32