

Villmarksauna Homeowner Meeting Notices

Meeting Date December 10, 2018 – 7:30 PM by teleconference

From: lisa@snha.net <lisa@snha.net>
Sent: Wednesday, November 21, 2018 11:22 AM
To: All Homeowners
Subject: Villmarksauna Budget Meeting

Dear Homeowners,

Please save the following date for a Villmarksauna homeowners' meeting for setting the budget for 2019.

The meeting will be by teleconference and will start Monday evening December 10, 2018 at 7:30 PM. Prior to that meeting, the Directors will draft and distribute their recommendations for your review and ratification.

We are advising you now so that you will be able to plan and hold that evening open to attend. A conference call number and code will be distributed with the draft budget prior to the meeting night.

If you have any questions, please email joe@snha.net

Thanks for your attention.

On behalf of the Villmarksauna Directors:

Ernst Jacobsen
Len Neirinck
Ruth Mayville

Respectfully,
Joe Hester Ingram
Executive Director
Smugglers' Notch Homeowners' Association, Inc.
802 371 8810
joe@snha.net

From: lisa@snha.net <lisa@snha.net>
Sent: Friday, December 7, 2018 3:57 PM
To: All Homeowners
Subject: Villmarksauna Budget 2019 meeting Monday 12-10-18 at 7:30 PM

This is a reminder for the homeowners' meeting of Villmarksauna Condominium set for Monday December 10, 2018 at 7:30 PM.

The call-in number will be:
1-888-481-3032
Code – 571284#

Enter the code and the # sign and follow the prompts to join the call.

Agenda

Open the Meeting

Roll Call

Election of officers – Len Neirinck, Ernst Jacobsen, and Ruth Mayville have been serving as Directors with terms ending this year. To better spread out the terms, we are electing directors tonight to serve terms to end as follows:

2019 – one Director

2020 – one Director

2021 – one Director

Len, Ernst and Ruth have indicated a willingness to serve again. Ruth serves as a representative from Smugglers' Resort for the Club homes. Len and Ernst are full owners and are also willing to have other full owners step forward to serve if any one so desires.

Open floor for nominations and election for one director for each term listed above.

Financial Update – Current year reports – Joe Hester Ingram

For the past several years, the Directors have managed a long-range plan put in place about 12 years ago to address the items listed on the plan. Modest annual increases for assessments have worked to address the planned items in a timely manner and build a reserve for the future. In 2016, the Directors embarked upon addressing some improvements to the common property that were long overdue, but not specified in the plan or funded by the reserves. With several big ticket items about 10-12 years out, (primarily roof and floor covering) it appeared the unplanned improvements (ski lockers and upgrades to the entry area hallways) could be accomplished without a special assessment, by using funds collected for roofs and floor covering, and then by increasing the annual assessments in the following years to recover the cost of the lockers and new entries in time to restore the reserves to fund the new roofs that were showing due on the plan to be 2021 - 2026. Unfortunately, the roof shingles on the VS 16-24 roof did not cooperate and have decided to fail earlier than 2021-2026. An inspection last summer indicated that they **must be replaced** in the spring of 2019. This means we will not have the additional years to restore the reserves that have been spent on the ski lockers, entry doors, and hallway entries. We had also hoped to continue the hallway upgrade in 2019 up the stairways with fresh paint, floor coverings and stair treads. We are now looking at pushing these additional improvements into the future, collecting a special assessment each year for the next three years at approximately \$1000 per home per year, and raising the annual regular assessment by 4% or approximately \$150 per home per year for the near term. This plan will restore the reserves, fund the additional improvements and continue to build the reserves for future years to cover the comprehensive plan that has been extended out to 2039.

If you wish to review the details of the plan, please see the attached spread sheets which include annual operations expenses, common property project lists, and budget projections going out to 2039, as well as the year to date Villmarksauna Balance and Income-Expense Reports.

We hope that you will be able to attend the 12-10-18 meeting by teleconference, support the attached Budget for 2019 and endorse the plan to replace the roof shingles for VS 16-24 in Spring 2019 and return to the hallway improvements in 2020 and forward.

If you are unable to attend the meeting, you may issue your statements in support or rejection of the plan (with alternative recommendations) and 2019 Budget to me to be presented at the meeting as your proxy statement in lieu of your attendance.

If you have additional items you wish to be addressed, please advise me accordingly.

On behalf of the Villmarksauna Directors,

Joe Hester Ingram
Executive Director
Smugglers' Notch Homeowners' Association, Inc.
802 371 8810
joe@snha.net

Villmarksauna
Updated 11-21-18

Joe Ingram

	Actual	Projections		
Target Year	2018	2019	2020	2021
Number of homes	24	24	24	24
Assessment Rate of increase	0.00%	4.0%	4.0%	4.0%
Total Regime Income				
1st Qtr	17,138	17,821	18,534	19,276
2nd Qtr	17,138	17,821	18,534	19,276
3rd Qtr	17,138	17,821	18,534	19,276
4th Qtr	17,138	17,821	18,534	19,276
Regular Assessments	68,544	71,286	74,137	77,103
Special Assessments	-	24,000	24,000	24,000
LP Gas Recovery	7,448			
Other Income	575			
Total Income	76,567	95,286	98,137	101,103
Total Regime Expenses				
SNHA Regime Basic Service Fee	10,920	11,520	11,635	11,752
Planning	1,000	1,010	1,020	1,030
Accounting	1,320	1,333	1,347	1,360
Insurance (Annual Increase 2%)	19,219	19,603	19,995	20,395
Regime Property Services Contract (SNMCO)	-	-	-	-
Improvements	-	-	-	-
Routine Common Property Maintenance	14,456	16,623	17,067	11,688
Snow removal roofs	3,753	3,866	3,982	4,101
SNHA Project Management	2,021	2,459	2,526	1,895
LP Gas Program Fee(rate of Increase 1%)	912	921	930	940
LP Gas	6,709			
Other Expense	830			
Total Expense	61,140	57,335	58,502	53,160
Net Income to expense - to Reserves	15,427	37,950	39,635	47,942
Projected				
Reserve Balance - Beginning Year	4,891	11,050	4,536	6,092
Projects-Target Year from Reserves	8,093	39,700	34,000	11,408
Project management	1,175	4,764	4,080	1,369
Reserve Fund Contribution - Net Income to Expenses	15,427	37,950	39,635	47,942
Projected Year End Fund Balance	11,050	4,536	6,092	41,257
SNHA fees included in above calculations				
SNHA Basic Service Fee/Home	455	480	485	490
LP Gas Service Fee/Home	38	38	39	39
Planning Fee/Regime	1,000	1,010	1,020	1,030
Accounting Fee/Home	55	56	56	57
Rate of Increase 1% on above SNHA fees				
Approx Annual Assessments by Home	2018	2019	2020	2021
Estimated by home - Actual depends on % UDI assigned				
0.041666667				
Total	2856	3970	4089	4213
1st	714	993	1022	1053
2nd	714	993	1022	1053
3rd	714	993	1022	1053
4th	714	993	1022	1053
Above/below previous year	2	1114	119	124

Joe Hester Ingram:
Includes adjustment credit of 135 from High Pond Woodworks

Villmarksauna Project Summary									
Last Update 2-20-19 by Joe Ingram									
Target Year for Project	Base Year	Life	Base cost	YTD Actual	Projections				
				2018	2019	2020	2021	2022	2023
Improvements									
None Planned at this time needing a special assessment									
Maintenance - Projections based on 10 year averages									
				Based on 10 year averages					
Trees and Shrubs - Routine care - remove, trim, and/or prune	2018	1	-	321	331	341	351	361	
Routine Maintenance - Building and Hallway	2018	1	1,736	5,446	5,609	5,778	5,951	6,130	
Stair Treads - replace 8-10 annually as needed	2012	1	656	180	806	830	855	881	907
Hallway Mat Service	2018	1	1,700	1,700	1,717	1,734	1,752	1,769	1,787
	2018	1	1,040	1,040	1,050	1,061	1,072	1,082	1,093
Dryers and Vents - inspect and clean vents beyond unit boundaries	2018	1	-	1,783	1,836	1,892	1,948	2,007	
Decks, Sliders, trim - inspect & power wash - paint	2018	1	9,800	5,500	5,665		6,005	6,185	
Reserve Funded									
Carpet - Replace hallway carpets	2008	10	12,500		15,000				-
Stair Treads - replace	1998	20	6,500						18,000
Courtyard retaining wall (need plan for replacement/repairs)	2010	20	45,000						
Courtyard entry steps, pads and drainage	2013	20	16,000						
Decks - restrain completely	2018	3	10,750			11,408			
Decks - Major upgrade	2005	30	48,000						
Doors - Common Entry (5 - doors, frames, & thresholds - purchased in 2017) Stain, install-new hardware in 2018	2018	20	8,813	6,148					
Doors - Common Hallway	2014	20	28,000						
Entry tile	2017	12	8,800						
Exterior Surfaces - paint & stain trim	2018	7	9,440						
Fire Alarm - Central Building Panel and system upgrade	2004	25	38,000						
Hallway Heaters - replace 5 as needed	2018	20	2,250		4,000				
Hallway Lighting	2018	15	3,000	1,293	1,200				
Hallway Painting - Major Change	2019	20	19,000			19,000			
Roof - replace shingles Units 1 - 15 (8500 sq ft)	2006	20	38,500						
Roof - replace shingles Units 16-24 (5200 sq ft)	2001	20	23,200		34,500				
Sauna - Equipment replacement - with modest repairs to woodwork	2011	20	16,000						
Siding - replace/repair	2016	15	62,000						
Signs - restore/replace	2013	10	4,000	787					4,200
Ski Lockers - Replace	2017	20	18,500						
Improvements Total				-	-	-	-	-	-
Maintenance Total				14,456	16,623	17,067	11,688	17,987	18,470
Snow removal roofs and decks (5 year average)				3,753	3,866	3,982	4,101	4,224	4,351
Reserve Total				8,228	39,700	34,000	11,408	-	22,200
Total				26,437	60,189	55,048	27,197	22,211	45,020
Anticipated Year End Reserve Balance				11,050	4,536	6,092	41,257	60,532	56,900