

**LIFTSIDE REGIME MEETING**  
**Saturday, July 6, 2019**

***Attendance:***

Ernie Simuro	LS 4	Nancy Galler-Malte	LS 39
Michele Cloke	LS 12	Carol & Dennis Uhrich	LS 43
Lucia Homick & Jack Pruiksma	LS 19 & 20	Dawn Brown	LS 46
Kent Weber	LS 24	Bill Stritzler	LS 50
Mark Davis	LS 28	Marclay Davis	LS 52
Linda & John McDowell	LS 30	Kathy & August Grossman	LS 54
Abby & Art Kalotkin	LS 32	Maureen & Jim DiPasquale	LS 57
John Sullivan	LS 37 & 38	Joe Hester Ingram, Executive Director	

The meeting was held in the Spruce Room at the Meeting House. 21 homeowners attended and represented 27.9% of undivided ownership interest as listed above. The Bylaws call for a minimum of 20% for a quorum, therefore, a quorum was met and the meeting was called to order at 2:35 pm.

1. Michele Cloke was appointed secretary for the meeting.
2. *Michele Cloke*: The minutes from the July 7, 2018 meeting are posted on the SNHA website. Motion was made by August Grossman to accept the minutes. Seconded by Marclay Davis. Minutes accepted as posted.
3. Election Results: *Michele Cloke*: Election for Regime Director with term to end in July 2022 was held by ballot. See <http://www.snha.net/regimes-a-buildings/liftside> for details of the nominations and election process. 16 homes returned 25.5% of interest in ownership, thus achieving a quorum for the election. All 16 homes voted for Michele Cloke for a 3-year term ending July 2022. As with achieving a meeting quorum, there is a 20% minimum number of votes required to be cast in total for an election by ballot to be effective. Thus the election was effective.

*Michele Cloke*: Accepted the position of regime director for a 3 year term.

4. Financial Reports: *Joe Ingram*: The reason for the Special Assessment: The roof shingles on the small building had to be replaced a few years ahead of the target date on the plan. After we put the Special Assessment together, we found out that the rusting metal stairs are worse than previously thought. Approximately 18 years ago we did a metal reinforcement behind the stairs. The vinyl stair treads have helped slow down the rust. This rusting has been identified to be the first level of stairs going from entry to 2<sup>nd</sup> floor. We have put out an RFP and received an initial response at \$10,000 per entrance to replace stairs. This seems excessive and have extended the RFP's to additional contractors. Regardless of the final plan and price:
  - The stair replacement will require a Special Assessment
  - Question: Do we have to use steel? We cannot use wood because it is an egress with fire codes. Stainless Steel is substantially more expensive. After the meeting several suggestions were presented to Joe for consideration.
5. Long Range Maintenance Plan:  
*Discussion*: Concern was expressed that the plan to increase a contingency amount to \$50,000 over five years *was not* enough and not soon enough to create a contingency fund in order to avoid special assessments. Suggestion: Increase annual assessment by \$30,000 (622, 542, 418 – 2 bdrm, 1 bdrm, studio) for 2 years to accelerate the creation of the contingency. The Directors will welcome additional input from Liftside homeowners on this subject.
6. Old Business:
  - Collection Policy: The collection policy of invoicing homeowners directly and having homeowners pay Liftside directly is working well. Delinquent Accounts: All accounts are currently up to date
  - “Laundry Room” signs were installed on common washer/dryer closets
  - “No Parking” signs at entries were purchased with new design and installed.
7. New Business:

- Exterior Painting Project: Phase II – Sides and backs of buildings completed. The wood trim on the entries were refinished with a clear coat product.

8. Items of Concern:

- There are still some spots on the deck railings that need touch up. – need a punch list
- Deck lights are on 24 hours per day – need to have photo switches checked
- Ground Hogs: Problem throughout the Village. Concerns that the tunnels they are digging under the decks will create a potential for surface water to run back on slab foundations and infiltrate homes - flooding issue. The ground hog population has been on the increase and not solved after several requests during the past few years. (Note – since the meeting, SNHA has assigned a Board member to work with Smugglers' to assure the removal of the ground hogs)
- *Mark Davis:* Flooding concerns - There needs to be a comprehensive review of the existing grading modifications that were implemented after the 2014 flooding event to assure that a permanent solution to any future surface water problems has been achieved, or if more work is needed. My home has been flooded multiple times before and at the 2014 event and I will not assume responsibility in the future for paying for damage within my home caused by problems that are beyond my ability or responsibility to correct or control. The 2014 event costs individual homeowners thousands of dollars as well as the \$80,000 from the Liftside common funds. We all need to be sure that this type of surface water flooding does not happen again. I have provided pictures of water pooling since 2014 around my deck and between my deck and the storm water basin as well as pictures of the ground hog holes that could channel water back toward my home. I continue to be concerned.
- *Kent Weber:* After the work was completed to regrade the grounds and install the water retention basin, the engineers inspected the property to be sure that there was an 18" differential in grading between the point of entry for water into the homes and the emergency overflow point on the grounds.
- *Mark Davis:* It is unclear if that was achieved and if so, if it will be enough. Mark requested that an additional professional comprehensive inspection confirm that the grading differential was achieved and that 18" is enough, and that other issues such as ground hog holes are corrected and not adding to flooding potential.
- *Art Kalotkin:* The deck railings re sagging. Some of the buildings have a block in the middle to prevent sagging. Suggested the blocks be added to all decks.
- *Maureen DiPasquale:*
  - The entry door at her entrance was not refinished.
  - The container for cigarette butts is missing.
  - Vinyl Stair Tread covers are loose
- Area on the bottom of entry door (LS 43) was not painted
- No further business.

Lucia Homick made a motion to adjourn the meeting. Seconded by Nancy Galler-Malta. Meeting adjourned at 3:40 pm.

Respectfully submitted,  
Michele Cloke, Director