

Meeting Minutes The Homeowners of Riverside II (37-48) Condominium Association
 Annual Homeowners Meeting
 Fall 2018 (October 2, 2018)
 7:30 PM – 8:30 PM ET
 Conference call (1.888.481.3032 passcode 571284)

RS-II Attendees:	<ul style="list-style-type: none"> ● RS47- Phil Shots ● X RS46- Dominique ● X RS43-Anuwat Raviwongse ● RS42-Millers ● RS41-Lindower ● X RS40-Jose Aquino and Marjorie Robb ● X RS39-Nucatola ● RS38-Boxer ● X RS37-Janelli
RS-II Directors :	<ul style="list-style-type: none"> ● X RS48-Herb Lewis ● X RS44-Nat Arai ● X RS45-Deborah Cicerone
SNHA Representative:	<ul style="list-style-type: none"> ● X SNHA – Joe Ingram <p style="text-align: center;">X represents attendance</p>

Meeting Minutes–

Meeting Purpose: The annual meeting of the homeowners of the Riverside II (37-48) Condominium Association

1. Welcome and Introductions
2. To appoint a secretary to record the minutes for the meeting and to return a copy to Joe Ingram at the SNHA office Rte 108 no later than 12-01-2018.
 - ✓ *Meeting began at 7:32 pm on 10.02.18*
 - ✓ *Herb Lewis chaired the meeting*
 - ✓ *Deborah Cicerone was the appointed secretary*
3. Review agenda and the adding of other business and topics as required
 - ✓ *Agenda reviewed additional discussion about rental*
4. Approval of the minutes November 20, 2017 meeting
 - ✓ *Minutes were finally approved*
 - ✓ *All minutes are posted online at <http://www.snha.net/regimes-a-buildings/riverside-37-48>*
5. Regime Director – Herb Lewis's term is ending this year. He is willing to serve again but is also willing to let others serve if they are interested/willing.
 - ✓ *Herb Lewis was elected to another 3 year term ending July 2021*

6. Review of Financial Statement including the open receivables by unit
 - ✓ *Financials are in much better shape and our accounts receivables are under \$5,000.*
 - ✓ *There will be an increase of 2% in the monthly assessments to accommodate the necessary maintenance*
 - ✓ *Joe will update the list of projects and take the plan out about 15-20 years*
 - ✓ *Sound financials and maintenance upkeep will instill a level of comfort for current homeowners and potential future home buyers*

7. Highlights from the July 7, 2018 Annual Smuggs Meeting
 - ✓ *This topic was not discussed at this evening's call. We expect an update later this fall or early winter. The SNHA Board presentations from the July meeting are posted online at <http://snha.net/annual-meetings-and-reports/>*

8. RS-II Projects
 - a. Update of Previous Completed Projects Since Our Last Annual Meeting
 - Pre-emptive maintenance door jam
 - b. Current 2018 Projects
 - Balcony footings
 - Front door Replacements
 - c. Long Term Maintenance
 - Scheduling and financing of the RS-II WestEnd Gable Work
 - Hallway Heaters
 - Keyless Entry
 - Additional RS-II Maintenance Items
 - ✓ *the west end gable work can be pushed out to 2019 – Joe sees no danger in waiting. The paint that was applied is holding up well and we should get our money's worth from the paint job.*
 - ✓ *Hallway heaters need to be looked at again – we didn't have the money a few years when we got estimates but now we have to get new estimates – Joe to seek new estimates after the holidays.*
 - ✓ *Approximate costs for keyless entry are \$1200/door including a new clear birch finished door to match common hallway doors – Option to install card key access and new door is up to each homeowner.*
 - ✓ *In addition, as stated during the financials discussion, Joe will provide an updated long term maintenance plan for RS-II that will project out to 2039. This will be available in 2019 for consideration moving forward.*

9. Additional items of concern and interest for the attention of the Building Association directors, Smuggler's Notch Homeowner's Association, Inc or Smuggler's Notch Management Company.
 - ✓ *Reviewed Bob Jannelli topic on rental balancing and rentals for our building*
 - *A number of homes are leaving the Smuggs rental program approximately 50/287homes. (editor note – the number is now at 69 of 287 homes)*
 - *Discussion on purchasing passes for guests in your home if you leave the Smuggs rental program – it was mentioned that it could be as high as \$5000/year for full access for homeowner family and for guests for which homeowner receives compensation, i.e self-renting via outside agent ..Air BNB, etc... Contact joe@snha.net for more information*
 - *Linens and cleaning services from Smugglers would not be available if you leave the rental program but there are providers of these services in the area*

10. Review of any new business that was added for tonight's call

- ✓ *Reviewed RS 37 Bob Janelli earwigs problem – Joe to follow up*

11. Adjourn

- ✓ *Meeting adjourned at 8:27 pm*