

**Hakone House Condominium
Meeting notice – Budget Ratification Meeting
Tuesday May 12th 2020 at 7:30 PM
Meeting by teleconference**

The call-in number will be:

1-888-481-3032

Code – 571284#

Dial the call-in number and when prompted, enter the code and the # sign and, follow the directions to join the call

The purpose of this meeting will be to ratify or reject the Hakone 2020 Budget and Special Assessment as adopted by the Directors at a meeting held on April 30, 2020.

According to the Vermont Condominium Statutes amended 2012, the process for ratification or rejection of budgets and special assessments is as follows:

1. Directors are responsible for adopting a budget.
2. The adopted budget with an assessment schedule is communicated to the homeowners.
3. No sooner than 10 days after the budget is adopted and no later than 60 days, a meeting is called to allow the homeowners to ratify or reject the budget.
4. Regardless of a quorum appearing at the ratification meeting, a budget adopted by the Directors and so communicated will be ratified, unless a vote by a majority (calculated by the % of undivided interest in ownership) of all Hakone unit owners is cast to reject the budget as adopted.
5. The intention of this process as amended in 2012 was to place the responsibility upon the homeowners to be involved, and not to be able to stop the process of budget ratification by simply not showing interest or not attending meetings.

The Budget adopted by the Directors is as follows:

- a. **\$106,889** Total regular operations for 2020 – 4% above last year
- b. **53,107**..... Proposed 2020 Special project annual assessment for the first year of a proposed 7 year recovery of the cost of the Slider and wall replacement Project
- c. **\$159,996** Total required for 2020

Each home's portion of that total is available on the Hakone web page in a link labeled Budget Meeting April 30, 2020 – [Reports](#) page 5. If you have questions or wish a copy of the assessment schedule to be provided to you personally, contact Joe Hester Ingram – joe@snha.net .

The minutes of the Meeting where the Directors adopted the budget are printed below.

If you have any questions, contact Joe – joe@snha.net

Respectfully submitted,

Joe Hester Ingram

On behalf of the Hakone Directors

**Hakone House Condominium
Meeting Minutes – Budget Meeting of the Directors
Thursday April 30th at 7:00 PM
Meeting by teleconference**

April 30, 2020

The purpose of this meeting held on **Thursday April 30th at 7:00 PM** was to provide homeowners an opportunity to discuss and review with the Hakone Directors, the 2020 Draft Budget for Hakone as presented and posted on the Hakone web page, and have the Directors adopt a budget for Hakone for 2020.

7:00 – Roll call. Present on the call:

H 06 - Denniston

H 15 - Kotchkowski

H 09 - Zeller

H 01 – Hodge

H 08 – Franklin - Director

H 02 - McParland

H 16 - Whalen

H 13 – Paige - Director

H 17 – Helstrom – McCarthy – Joined call after the call to order

H 24 – Luck-Kim

Also present was:

Joe Hester Ingram – Executive Director Smugglers' Notch Homeowners' Association, Inc. and agent for Hakone

Being a meeting of the Directors, with two of the three Directors present, Florrie Paige, Director called the meeting to order. She asked Joe to present the overview of the proposed budget.

Joe presented the budget as containing two overall categories for assessments:

2. Annual Operations – regular assessments - \$106,889 4% increase above 2019
3. Special Project to replace sliders and mitigate water damaged walls and replace exterior siding – Special Assessment
 - a. \$106,889 total regular operations for 2020 – 4% above last year
 - b. 53,107..... Proposed 2020 Special project annual assessment each year for 7 year recovery
 - c. \$159,996 Total required for 2020

Points of discussion with Homeowners:

1. Clarification of the actual amounts for proposed assessments for each home. Worksheet posted online shows
 - a. Page 4 – the Special Assessment by home
 - b. Page 5 – the combined regular and special assessment by home
2. Product selection for Anderson slider doors and hemlock clapboard siding was based on experience with other building renovations over the past 10-15 years and the experience with how the products have performed in the Smugglers' environment.
3. Schedule for the balance of work on sliders and walls.

- a. Plan for 2020 – Replace sliders and exterior wall siding and mitigate any water damage for H 13-17-21 Work to begin in May – possible additional work in fall 2020.
- b. Proposed plan on the table lengthens the number of years to complete all other work. This strategy can be revisited as we move into a post COVID 19 economy. If there is minimal economic impact to Hakone homeowners, it will be advisable to shorten the schedule and complete work sooner than later for many reasons. We will know more as we move through the summer.

At the conclusion of the discussion, the homeowners present at the meeting endorsed the proposed budget and assessment schedule for 2020. The plan for additional work in the fall and future years' special assessment will be reviewed again in August 2020 and again before 2021. Adjustments will be proposed to reflect the state of the economy and the homeowners' input at that time.

The Directors, therefore adopted the budget as presented. The process to ratify the adopted budget according to the Vermont State Statutes as amended in 2012 calls for the adopted budget to be sent to the homeowners and another meeting held for ratification no less than 10 days and no more than 60 days from adoption. The budget will be ratified at that meeting unless a vote to reject the budget is cast at that meeting by at least a majority of all unit owners whether a quorum is present at that meeting or not. If the proposed budget is rejected, the budget from 2019 will be in effect until another budget can be developed, presented and adopted by the Directors. If any homeowners have questions, they should contact Joe – email joe@snha.net

No further business, a motion was made and seconded to adjourn. All approved. The meeting adjourned at 8:07 PM

Respectfully submitted,
Joe Hester Ingram
Executive Director – Smugglers' Notch Homeowners' Association, Inc.

On Behalf of the Hakone Directors
Florrie Paige
Claire Franklin
Mike Sinz