

The Homeowners of Riverside II (37-48) Condominium Association
 Annual Homeowners Meeting
 Fall 2019 (October 23, 2019)
 7:30 PM – 8:30 PM ET

RS-II Attendees:

- RS47- Phil Shots
- RS46- Dominique
- RS43-Anuwat Raviwongse
- RS42-Millers
- RS41-Lindower
- RS40-Jose Aquino and Marjorie Robb
- RS39-Nucatola
- RS38-Boxer
- RS37-Janelli

RS-II Directors :

- **X RS48-Herb Lewis**
- **X RS44-Nat Arai**
- **X RS45-Deborah Cicerone**

SNHA Representative:

- **X SNHA – Joe Ingram**

X represents attendance

Meeting Agenda –

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 12-01-2019.
 - ✓ *Call was opened at 7:27 pm ET on 10.23.2019*
 - ✓ *Meeting was called to order at 7:32 pm*
 - ✓ *Herb Lewis chaired the meeting*
 - ✓ *Deborah Cicerone was the appointed secretary*
 - ✓ *We discussed the lack of attendance and it was confirmed notice was sent out by Cadi to all RS-II homeowners weeks ahead of the meeting*
 - ✓ *We confirmed that we needed 20% of the homeowners in attendance for a quorum to proceed and since RS-44;RS-45; RS-48 were in attendance that gave us 25% attendance so we proceeded*
 - ✓ *Meeting was officially kicked off at 7:37 pm ET on 10.23.19 after the quorum discussion*

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3. Review agenda and the adding of other business and topics as required
 - ✓ *Agenda reviewed additional discussion about RS-II heaters and controls and what other maintenance items can be afforded*

4. Approval of the minutes October 2nd, 2018 meeting
 - ✓ *Minutes from the October 2nd 2018 meeting were accepted and approved*
 - ✓ *All minutes are posted online at <http://www.snha.net/regimes-a-buildings/riverside-37-48>*

5. Regime Director – Deborah Cicerone’s term is ending this year. She is willing to serve again but is also willing to let others serve if they are interested/willing.
 - ✓ *Deborah Cicerone was elected to another 3 year term ending July 2022*

6. Review of Financial Statement including the open receivables by unit
 - ✓ *Financials are in good shape and we have money in the bank for maintenance*
 - ✓ *RS-42 did sell recently and RS-46 is for sale*
 - ✓ *Sound financials and maintenance upkeep will instill a level of comfort for current homeowners and potential future home buyers*
 - ✓ *One unit is in arrears but is on a payback schedule and will be caught up shortly*
 - ✓ *A new homeowner is now 2 payments behind and we will put a watch on that*
 - ✓ *Joe will update the list of projects and take the plan out about 15-20 years*

7. Any additional questions regarding Smugglers’ Notch Management Company, Ltd. vs White-Case Settlement and Easement for access to recreational facilities
 - ✓ *This topic was reviewed and the opt-out by 10.21.19 was discussed briefly*
 - ✓ *There will be a fairness hearing on 11.12.19*
 - ✓ *Jay Kahn and Florrie Page were mentioned as doing “the heavy lifting”*
 - ✓ *Detailed emails and mailings will be sent out to keep all homeowners updated*

8. Highlights from the July 6, 2019 Annual Smuggs Meeting
 - ✓ *Besides the White Case an additional topic of interest was the fiber optic cable and the continuing upgrades. The resort will pay for the fiber cable to the street and the individual homes will pay for the cost from the street to the homes. This will be done in phases and we will keep on top of the additional costs. The SNHA Board presentations from the July meeting are posted online at <http://snha.net/annual-meetings-and-reports/>*

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9. RS-II Projects
 - a. Update of Previous Completed Projects Since Our Last Annual Meeting
 - Front door replacements
 - b. Current 2019 Projects
 - Balcony footings
 - c. Long Term Maintenance
 - Scheduling and financing of the RS-II west end gable work
 - Hallway Heaters
 - Keyless Entry
 - Additional RS-II Maintenance Items
 - ✓ *Front door replacements were completed*
 - ✓ *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 before Thanksgiving 2019*
 - ✓ *Underground pipe for RS-40 to walkway to control the water pooling in front of that basement unit was completed*
 - ✓ *In addition, there were discussions about better hallway lighting e.g. LED lighting with sensors. The recent lighting work at Nordlund was mentioned. Again, Joe will provide an updated long term maintenance plan for RS-II that will project out to 2039. This will be available in 2020 for consideration moving forward.*
10. 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.
 - ✓ *Herb mentioned the trash pick up and Nat mentioned the housekeeping issues – we will follow-up with Smuggs housekeeping*
 - ✓ *Hallway upgrading was mentioning including the additions of benches like in RS49-60*
 - ✓ *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*
11. Review of any new business that was added for tonight's call
 - ✓ *Smuggs is now changing to RFID technology for "speed pass" check-ins. We will keep updated on this topic so we can direct the RS-II homeowners on the future of card keys vs key locks (and the implications of this technology change as a requirement for 5-star plus home ratings)*

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12. Adjourn

✓ *Meeting adjourned at 8:25 pm on 10.23.19*