

LIFTSIDE REGIME MEETING

Tuesday, June 9, 2020

Via Phone Conference

Attendance:

Ernie Simuro	LS 4	Peggy & Matthew Tilles	LS 41 & 42
James & Mary Lynne Barker	LS 6	Dennis & Carol Uhrich	LS 43
Tom & Lois McKeown	LS 10	Pete & Edythe Dloss	LS 47 & 48
Michele Cloke	LS 12	Bill Stritzler	LS 50
Jack Pruiksma & Lucia Homick	LS 19 & 20	Marclay Davis	LS 52
Kent Weber	LS 24	Robert Nagler	LS 53
John & Linda McDowell	LS 30	Maureen & Jim DiPasquale	LS 57
Arthur & Abby Kalotkin	LS 32	Roger & Judith Ireson	LS 60

The meeting was held via phone conference. 26 homeowners attended and represented 31.8% 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 7:35 pm.

1. Michele Cloke was appointed secretary for the meeting.
2. *Michele Cloke*: The minutes from the July 6, 2019 meeting are posted on the SNHA website. Motion was made by Roger Ireson to accept the minutes. Seconded by Ernie Simuro. Minutes accepted as posted.
3. Election Results: Kent Weber: Election for Regime Director with term to end in July 2023 was held by ballot. See <http://www.snha.net/regimes-a-buildings/liftside> for details of the nominations and election process. 19 homes returned 31.6% of interest in ownership, thus achieving a quorum for the election. All 19 homes voted for Kent Weber for a 3-year term ending July 2023. 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.

Kent Weber: Accepted the position of regime director for a 3-year term.

4. Financial Reports: The Budget for 2020 was adopted on 11/19/19.
Kent Weber: Our Budget from January to May 29, 2020 shows: \$111,000 income and \$88,000 expenses. Leaving a \$23,000 balance.
 - Collection Policy: Currently there are 13 homes that have not paid the assessments. We need to collect these funds to pay the ongoing expenses.
 - Directors spoke that if an emergency came up, we can obtain short term financing.
5. Long Range Maintenance Plan:
Ernie Simuro: We replaced 1 staircase in the small building. It was determined that the stairs are not an immediate dangerous situation, so we can wait until next year to replace the other 4 staircases. The stairs in the large building may not have as much rust because of the walkways and the steps leading into the building. There may be less rust.
Question: Are all of us liable for replacing the stairs?
Yes. The stairs are common area.
6. Old Business:
 - The “new” wood entries have all been treated with a clear coat
 - Window rot on trash closet and adjacent wall and hallway windows that are located in a wet corner: *Kent Weber*: We are replacing 1 trash closet window this Spring. The rot around this window is very bad. The replacement window is a little smaller so that the window does not butt up against the corner of the building and is out of the way of water coming off the entry roof. Replacing this window will give us an idea of the cost. However, the rot around each window could be very different depending on how the elements hit that area of the building.
7. New Business: *Michele Cloke*: In February we had a blockage in one of the main sewer pipes between the building and the main collection line at the street leading from the small building. The blockage was caused by a very large root ball. Some of the ground floor units had water back up into them. Joe Ingram and Mark Delaney worked to

have a camera put through the pipe to determine the cause of the clog. The tree was removed (which was the Resort's tree) and the section of the pipe was replaced. We were fortunate that the ground was not frozen too deep and they were able to do the job quickly. Tracy at SNHA and Joe Ingram worked with contractors and the homeowners to get the homes back up and in the rental program in about 1 week. Joe Ingram is working with all regimes to have cameras put through all the main pipes to determine if there are any similar blockages.

- *Michele Cloke*: SNHA held a Regime Directors Meeting. We discussed having all Regimes join together to have Engineering Assessments of the buildings. Liftside will participate in this project. We think it will be valuable information in planning future maintenance. We anticipate it will be an assessment of electrical and plumbing as well as the structure.
- SNHA is asking for volunteers to become Associate Directors or Directors for the SNHA Board. Please contact one of the Regime Directors if you are interested or have any questions.

8. Items of Concern:

- Removal of Personal Items from Homes: Due to the COVID Pandemic, Smuggs is requiring the removal of extra pillows and blankets, throw pillows, books, games, magazines, and items on shelves. These items cannot be sanitized between rentals by July 15th. You can also choose not to rent for the summer.
- *Judy Ireson*: After speaking with Lauren McKenzie: Coasters and placements do not have to be removed. Housekeeping puts the placemats are put into the dishwasher. We own the pillows and blankets. They are replaced through the damage fund.
- *Lucia Homick*: Joe Ingram is working on finding a storage unit. If you have room, you can store these items in the homeowner's closet. You must give permission for SNHA to get the HO Closet keys from maintenance.
- Concern: We will need the additional blankets in the Winter.
- *Bill Stritzler*: Vermont has very strict quarantine requirements. Smugglers' estimates that only 4% of the usual summer market can come without quarantining. The State of VT tracks counties in the Northeast and publishes ratings based on the number of active COVID cases. If you are coming from a county that is <400 cases/million population, you will not have to quarantine. If you are coming from a county >400 cases/million, you have the following choices:
 - *Choices*: Quarantine in your home for 14 days and if you do not have symptoms, then come to VT directly by car. Prefer you do not stop until you reach VT. Or come to VT and quarantine in condo for 14 days after you arrive.
 - There will be a statement required to be signed by the person checking providing name and address and acknowledgement that the virus can be caught anywhere at any time. The purpose of the document is for contact tracing.
 - VT Guidelines on wearing masks and maintaining social distancing are to be followed by guests. All Smuggs employees agreed to wear masks when appropriate. Masks protect the people around you.
 - The homeowners' association in cooperation with Smugglers will figure out a program to store the personal items that must be removed from the homes until the end of September. Smugglers' does not anticipate being able to replace these items before the winter season, if ever. COVID has brought changes to lodging standards that may bring changes to furnishings for the foreseeable future.
- Question: Are the housekeepers wearing masks in the unit? Yes.
 - Smugglers' anticipates occupancy to be around 30% to 40% by the end of July, and perhaps 60% to 70% by the end of August. At present the resort can only have 50% occupancy at the resort.
- *Pete Dloss*: We received information that we can donate our units to first responders.
- *Michele Cloke*: There will not be a homeowner's bar-b-que this year. SNHA will be sending us the information to donate to the food pantry.
- Can we add outside lights on the building to light the walkway between the 2 buildings?

Pete Dloss made a motion to adjourn the meeting. Seconded by Bill Stritzler. Meeting adjourned at 8:50 pm.

Respectfully submitted,
Michele Cloke, Director