

**LIFTSIDE REGIME MEETING**

**Thursday, June 10, 2021**

**Via Zoom**

***Attendance:***

Kevin Rohrbacher & Marlene LaFata	LS 2	Dennis & Carol Uhrich	LS 43
Patricia Magar	LS 8	Cheryl Desmarais	LS 45
Michele Cloke	LS 12	Pete & Edythe Dloss	LS 47 & 48
Jack Pruiksma & Lucia Homick	LS 19 & 20	Rob Nagler	LS 53
Laurie Gullion & Bruce Lindwall	LS 22	Jim DiPasquale	LS 57
Kent Weber	LS24	Joe Hester Ingram, Executive Director	
John McDowell	LS 30	Andy Iwaskiewicz, Assistant Director	
Arthur & Abby Kalotkin	LS 32		

The meeting was held via Zoom. 18 homeowners attended and represented 14 homes at 25.4 % 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 June 9, 2020, meeting are posted on the SNHA website. Motion was made by Kent Weber to accept the minutes. Seconded by Pete Dloss. Minutes accepted as posted.
3. Election Results: *Michele Cloke:* Election for Regime Director with term to end in July 2024 was held by ballot. See <http://www.snha.net/regimes-a-buildings/lifSIDE> for details of the nominations and election process. 14 homes returned 23.08% of interest in ownership, thus achieving a quorum for the election. All 14 homes voted for Ernie Simuro for a 3-year term ending July 2024. 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.
4. Financial Reports: The Budget for 2021 was adopted on 12/1/20.  
*Joe Ingram:* The balance of the accounts are good. There are 3 or 4 homes that have not paid the assessments. There has been some confusion when the policy changed. Reserve Fund balance will be approximately \$30,000 at the end of the year. Reserve fund projects have not started.
5. Long Range Maintenance Plan: The actual LRMP goes out 20 years. The numbers that we are looking at shows 3 years. The Directors have been changing the LRMP to reflect current maintenance and projects.
6. Old Business:
  - Trash Closet Rot: the remaining 3 trash closets and adjacent wall and hallway windows will be completed this week.
  - Stair Replacement: the remaining 3 staircases may be replaced in the Spring. They are still stable, and we can delay this project if necessary.
  - Tree Trimming was completed in the Fall.
  - Entry fencing: Andy worked with maintenance and the fences will be replaced with red cedar split rail. A natural protectant will be applied.
  - Engineering Assessment of Buildings: *Kent Weber:* The Engineers will be evaluating the water and sewer pipes; drainage off the roofs; how to reduce icing. When the report is complete later this summer, we will share with homeowners.
  - Collection Policy: *Michele Cloke:* We changed the assessment collection policy from 2x/year to quarterly. We will email the due dates to avoid future confusion.
7. New Business:  
*Michele Cloke:* Door Locks on Utility Room and Housekeeping Closet Doors: The estimate for these 10 door locks was \$15,000. We met with Lisa Howe and stated that we would not proceed with the RFID locks on these doors at that cost. We budgeted \$7,500 for this project, which was the estimate that was provided to us. As a result, we

agreed to put stand-alone combination keypad locks on these doors. The total estimate is \$2,500 which is a \$12,500 savings from the original estimate from Smugglers' for the RFID models.

*Andy Iwaskiewicz*; Groundhog proofing: We installed a groundhog proofing solution under 1 deck. This seems to be working. The deck flooring had to be removed and the wire mesh installed and the flooring re-installed. Some of the floorboards broke while trying to remove them. We were able to reinstall them. The cost is \$500 per deck for the groundhog proofing.

*Joe Ingram*: The ground floor decks are "floating" and need to be leveled periodically. It looks like they need to be adjusted soon. When the groundhog proofing is done, the decks will also be leveled. The decking boards are starting to show signs of failure on the 1<sup>st</sup> floor decks.

Discussion: When do we want to replace the decking? The current cost is \$500 per deck. If we plan the job in phases, the concern is the color and the product will be discontinued.

- Question: The decking is Trex and shouldn't it last 20 years?

*Kent Weber*: On your next trip, please look at your deck and email us the condition of your deck flooring.

*Andy Iwaskiewicz*: The decks are 15 years old. Trex was made 50/50 wood fiber and synthetic. The ground floor decking is absorbing moisture. The resort is trapping and relocating the groundhogs, but we need a resort wide action to reduce the population.

Kent Weber made a motion to adjourn the meeting. Seconded by Pete Dloss. Meeting adjourned at 8:35 pm.

Respectfully submitted,  
Michele Cloke, Director