

MINUTES

RIMFIRE LODGE ANNUAL HOMEOWNERS MEETING

August 13, 2016

The meeting was called to order at 9:31 AM and a quorum was established. Board members Kevin Elvin, Jim Armbrust, and Amy Aubin were present in person. Property Manager, Kevin Wingfield, Administration Assistant, Pam Turner, Jeffrey Zurbuch, Rimfire HOA Attorney, and HOA Accountant, Katie Bright of Williams & Associates, AC was present. Also, twenty-one unit homeowners attended in person, four unit homeowners attended by teleconference, and twenty-six homeowners submitted a completed proxy form. David Fyffe of Seal Engineering, Inc. attended by teleconference and Frank DeBerry the Snowshoe COO & CEO attended to give his update on resort.

Resort Update:

Kevin Wingfield introduced Snowshoe COO & CEO, Frank DeBerry to give a resort update.

It is great to see this many homeowners in attendance. Asked how many attended for the State of the Shoe, with some homeowners raising their hands. The reason for the questions is that not much has changed from then to now. As far as the resort as a whole, we just came out of the worst winter season ever. Not only did we lose the holiday season as of January 2, it was like starting from scratch, meaning not all the terrain was open until the end of January. February was incredible, but March warmed up again. This is not unique to Snowshoe; it was unique to the east coast. Fortunately, for us the west coast, which help keep us afloat. Snowshoe's capital expendables will be three times, of what we earned last year because of the west coast resort positive season plus over the last few years of approving the financial status with the parent company Intrawest and sustaining that so we are better off now than we were 5 or 10 years ago. Most of these dollars unfortunately you will not be able to see since it will be spent on capital maintenance, keeping the place refreshed, fixing snow making to ensure it's working the best it can. Last year invested almost half a million dollars in snow guns for Cupp Run on the Western Territory. It did exactly what was desired by getting western territory open within two week while also getting the basin side open, but this happened in January. We are excited about what this will do for us this year; that investment is critical to the success of the coming year. After last winter, people are not confident of how this season will start the December bookings are off pace. Frank looks at these in two ways, the day after Christmas thru the holiday period and the Christmas day before. After Christmas Day we are behind pace, does feel confident these will fill up since the only time we did not fill Christmas holiday was last year and that was because we were not open. The timeframe before Christmas Day is a struggle, but if resort gets the temperatures needed so they can get Cupp Run open in mid-December this will go a long way. All we need is average winter temperate and we could have a great year. Focused on lift prices to drive mid-week lift tickets purchases. Goal is to get 75% occupancies during mid-week, which is something that has not been achieved yet. As far as summer goes, we are on track with a slight increase over last year. We had flooding at the end June, we took a hit of about \$350K at the resort, had two employees lose their home, and lots of cleaning up of debris. We are still fixing roads and culverts, which will take most of the summer. The entire state has taken a big hit from the tourism standpoint; the Greenbrier Resort is off 40% this summer when they were closed for three weeks. The River Outfitters who really were not hit by this are down 35%, because the perception is you cannot get to here or WV is like war zone. Many Snowshoe employees have been going out to help in the hard hit areas, specifically Richwood. The phones stopped for about two weeks, so the end of July did see a decline from the business level, August and September seem to be good. Have to submit in September the growth capital requests for next year. Mountain Top Assessment (MTA) and the Resort Area District (RAD) certainly would help get costs down as low as they can. Had pushed some money last year into paving that could not be completed in spring because of rain, now that money will have to be used for fixing roads from the flooding so we are not hitting any short falls in there. Made a promise during the State of Shoe that will be upheld concerning the RAD. If the MTA is to be lowered then we need the RAD or something like the RAD. The past two year we would have had a little more than a million dollars in funding if it had past two years ago. This is an important program, but you cannot beat fear with reason. Will try to have a better information program going forward, but have

said along this benefits Snowshoe only because it benefits the homeowners. Most money so far has been funneled to ensure the Village is maintained to look good, but in order to grow the summer business the other areas of the resort, such as the walking trail, other roads is where work needs to be completed that is not even on the horizon right now. Currently unsure of how to even keep certain roads paved in the long-term. Per Jim's idea, we just got a new website domain that will be populated in September to have information on there, where people can exchange ideas.

Questions and Comments from Owners to Frank:

1. Owner stated with the deck situation 6 months after purchasing the property this was an issue, Kevin Wingfield had been contacted and it was suggested then HOA file a lawsuit again Intrawest, Snowshoe, and the contractor. His reply was any legal action would be a board decision, now 16 years later the homeowners are facing a bill of \$20K or higher, which is 30% higher then what my one bedroom is worth today. At homeowner weekend, you stated we are all in this together, so what is Snowshoe or Intrawest going to do? Frank stated this is the first time he heard of this being an issue 6 month in of the building being open. Another homeowner stated it was an issue three to four years in, because Intrawest was repairing decks and apparently got it resolved for those limited numbers and then let the 10-year statute of limitations run out. Even though there is a notation from a Homeowners meeting from 2004 or 2005 stating this has been a problem from the start. Frank stated the Homeowners and the HOA have had discussion with the HOA Attorney over this. It is you as an association that will decide how to address those things and he is not going to stand here today and volunteer to pay those decks. It is a 16-year-old building that takes on incredible weather conditions. He will do whatever he can to help generate revenue for you, help lower the costs where possible, and to make the experience better at the building as the property manager. This is how he sees Snowshoe's role in this. The association needs to handles this the way the association feels is best. Owner stated that Snowshoe hold the majority of the votes, Frank stated that this is not the case; their landlord CNL Properties has the votes for the commercial spaces not Snowshoe. Snowshoe does have space in the building such as housekeeping closets. Kevin Wingfield stated the commercial votes are only applicable when voting for the Executive Board. When it comes to a Board decision the Executive Board is made up of three people with each of the having only one vote.
2. Owner stated he felt Kevin as a property manager has failed him by letting the quality of the building deteriorate. He stated there has been vomit in the stairwell since GNCC. In addition to this the railings around the hot tub area are about to fall off. The building is looking like crap but at the same time, the HOA fees are going up. Not to mention there are weeds everywhere and sections of the building need to be painted otherwise the wood will need to be replaced. Frank appreciates what everyone is saying with some being new information to him today. He understands the deck issue has been a painful issue and the only other HOA that has seen this type of difficulty since he has been here is Silver Creek. He knows the pain they went though and the remarkable job they have done with turning that around. Cleanliness issues are Snowshoe's fault and he will take responsible for the cleanliness failures since Snowshoe provides for this service. He will look into this and promise improvements on that. Agrees that handrail issue at the hot tub area needs to be addressed. Painting the western side of the building is an association decision to be made and how that will be handled is up to your Executive Board. One homeowner stated that this board is doing more than they have seen previously and asked Frank for his opinion of the quality of past board performance. Frank stated that he does not know enough about the past boards to offer any opinion on competence or quality of decisions, he knows this board and have had conversations with all three board members. He believes they are doing the right thing for the long haul.
3. Lodging for the pipeline workers. Owner stated he is concerned with construction workers staying in the building. How will Snowshoe help to ensure no damages will occur or will they reimburse for any damages? Frank stated no conversations with the company since May. Some think if Snowshoe is renting their place long-term the commission should be reduced; his answer is no since they would need to hire additional security and other items needed to ensure the building is properly maintained. Several HOA's are having this discuss and

you should inform your Board of your concerns so they can determine if your association is supported of this rental or not. Snowshoe will provide regular monitoring within the rooms, increase security to address issues, and have been very clear with them that they will reserve the right to evict them with 24 hours' notice, but that these are long term rentals to construction workers and that there will be wear and tear, and just like on a busy weekend in the winter there will be issues. Homeowners need to decide what's best for their units and their interests. Snowshoe's role as a vacation rental manager is to offer the opportunity and information so that the owner can decide whether or not to participate. If this happens, it will not happen until April 2018 and be completed by the end of summer. They really want the Top of the World and Snowshoe employee-housing properties first, think Rimfire would be impacted mostly in June, July and August. This is a good conversation for you to have with your HOA Board. The only way that the HOA can forbid this to happen if a homeowner wishes to rent is to forbid all long-term rentals.

4. Is Snowshoe now a publicly traded company? In 2006, Intrawest was a public traded company; in February 2006, a fund managed by Fortress Investment Group purchased all the stock and took the company completely private. In 2008/2009 Intrawest came close to bankruptcy due to the debt becoming due. So they sold off a number of resorts, which is how Frank ended up at Snowshoe. When they sold Whistler Blackcomb, it helped with the refinancing. With the refinancing, it brought the debt ratios down further to a point where capital growth investment is becoming possible. In January 2012 or 2013 Fortress took the company public again, they still own a majority of stock but there is a board of directors. Jim stated if you go to the Intrawest website, there is an investor link there where you can contact them. It is a public traded company and the stock has had an incredible spring gaining in value right now. Coming out of this winter focused on how to grow from here.
5. What is Snowshoe's current vision for the resort? Working on a 5-year plan, since winter season is healthy but it is only 4 months, we are focusing on summer time. Snowshoe is researching and working with the county to determine what attractions could be added. Would like to add different amenities to the lake area to handle more people at a time. Working with third parties interested in investing here with other activities. Summer time is where the resort can grow. Want to increase volume in the summer time and even out the wintertime visits.

Deck Repair Update:

Before any construction work was started on the deck in 2012, the Executive Board at that time decided to hire an engineer to oversee the process to ensure what was being done was the best solution. After researching and receiving bids the Executive Board choose Seal Engineering, Inc., who specializes in building envelope, building design and preventing water penetration. Kevin Elvin then introduced Seal Engineering, Inc. the Project Manager, David Fyffe to give a deck repair update. David gave the following PowerPoint presentation.

Balcony Repairs Rimfire Lodge

*Seal Engineering, Inc.
3323 Duke Street
Alexandria, VA 22314*

Current Status

- Work will be completed this summer/early fall
- Punch List remains to be made for south building Village side units

History

- 2012 – Study Completed – recommendation to repair and rewaterproof all decks.
- 2013 – Design Package and Bidding completed
 - Hybrid Lump Sum/Unit Price Contract format.
 - 7 contractors solicited
 - 4 responding bidders
 - Bid Range \$765,000 to \$1,741,000
 - Recommended Selection of Low Bidder

Fall 2013 – Start Construction

- Plan – 2 West Facing Tiers at both North and South Building Scheduled for Construction
- Contractor barely able to get one tier complete
- Litany of Questions on treatment of existing conditions

Winter 2014

- Developed Change Order #1
 - Multiple Additional Unit Price Items to address contractor concerns
 - Rail rebuild/replacement further defined
 - Rail structural connection to building redesigned
- Negotiated CO#1 - \$418,469
- New Contract Value \$1,183,308

Spring-Summer-Fall 2014

- West Side of North Bldg. and top 2 floors West Side South Bldg. completed
- Litany of additional CO's – 42
- Inability to properly man project – North Bldg. units out of service May through August
- Deterioration of working relationship with Contractor – mutual termination of contract in Winter 2015.
- Cost for work \$473,333

Winter 2015

- Solicited proposals from 2 new contractors to complete project
- Both proposed lump sum rather than unit lump sum/unit price format
- Both proposed keeping Waterproofer
- Bid Range \$1,149,377 to \$1,485,000
- Breckenridge selected
 - Lower price
 - Better proximity
 - Relationship with Snowshoe

Spring 2015

- Signed Contract with Breckenridge for bottom 2 floors, West side, South Bldg. (12 units)
 - Intent was to get them on the bldg. to see if they could do better on pricing
- Schedule generally met with improvement as each tier was completed
- 4 CO's – all related to additional work not associated with decks under construction

Spring-Summer 2016

- East (Village) Side units completed
- 3 units remaining to be done
- Punch List and/or Final Inspection to be done on all units
- 1 CO for resloping some concrete decks
- Breckenridge Final Cost \$1,135,114
- Total Construction Cost \$1,828,447

Cost Segregation

- Deck Repair/Reconstruction Proper to Unit Owner
- Adjacent Structural Repair/Reconstruction to HOA
- Completion of Original Sheathing/Weather Barrier at beam penetrations to HOA
- Common element repairs to HOA
 - Starbucks and 4848 Roof and Rails
 - North Bldg. Terrace Repairs
- Engineering Cost by Square Footage

Questions/Concerns:

- How did the cost go up significantly over the last few months? From the last communication, the cost was around \$16K and ended up well over \$28K for unit 316. David stated his firm was not responsible for communicating the cost to the homeowner. However, when we first engaged Breckenridge we contracted for 12 units and had discussion on where the cost came from. There are two main parts dismantling/reconstruction and waterproofing. When he received the

first breakdown, it was one number for the structural and one for the waterproofing on each unit. Going through the process, we would add another section of the building, so after the 12 units we added the south end of the south building which finished the west side and was a sizable chunk they could do within the allotted time that was available, so this is how we choose the number of units. When we came back in spring, we did the village side of the north building, which needed to be completed before the village became active. Again they gave a proposal, what David did with those numbers was provide the HOA Board with a list of costs per unit for this phase based on the contractors price. There was one increase this spring in the waterproofer's pricing. Pictures will be taken before and after construction, so we'll be able to provide them to the owner once they have been compiled. From the original cost that only lasted a month or two and they quickly changed that was the cost of the waterproofing. There were things that changed as the project went on from the original bid. The waterproofing exceeds the cost of the entire project per day. This is because when the original contractor finally gave David his breakdown in February or March 2014 after he was already into the project, which is why he was doing all these change orders (CO) because that is what he was set up to do. The waterproofing breakdown was higher then what the contractor had, so cost was insufficient. We are frustrated since the deck repair cost is about 50% of the value of their unit.

- I am telling you this with 30 years of construction experience myself and it is very rare unless it is on a state project that I had a client or a firm recommend the lowest bid. You mentioned that in choosing Breckenridge that the proximity, price and relationship, were part of the criteria and you still took the low bid, which worked out well. With the first selection, where you choose Tygart Valley Construction (TVC) what percentage of the selection process criteria was based on bid. David responded he does not have a chart; it was not that formal, he does not have percentage of things, but he called references, we know they knew the building and were familiar with the property, and they were local, also low bid. The numbers were what he expected them to be, since others were traveling and lodging. That is how the selection process went.
- Owner asked if Seal Engineering, Inc. was or had been involved with the Highland House deck issues or the repairs that were completed. No, they were not involved. So, in the future when you are selecting a constructor that did poor work on the building originally in her opinion that would have been cause for dismissal from the bid process and \$500K would not have been wasted. If a different bidder had been selected, Seal Engineering is the firm the HOA hired to guide us through this process and in her opinion sir you have done this group a disservice and professionally set yourself up for liability by helping this group select a firm that was unqualified to do the work. David responded he is sorry she feels this way, one of the other thing in the bidding process was this contractor was using a sub-contractor for the waterproofing that he was very familiar with and the utmost confidence in.
- What kind of guarantee do we have this type of repair will be needed again? The original waterproofing that was put on was only for 15 years, so it is understandable that this membrane is failing. Owner stated she has been an owner for 12 years and they knew about this issue back in 2004 so that is not a true statement, they knew these decks had issues. If Snowshoe, Intrawest, or the HOA Board had gone after the builder at that time, then we would not have this issue today. Kevin Elvin stated he has been around 17 years as an owner, on the Board only for three years and only one year as President, Jim has only been on the board for one year, so he is sorry but he is unable to speak for the past HOA Board members. We are at the position we are at now and that is what we have to deal with and move forth the best we can.
- Unit 313 owner stated her deck was one of the ones completed by the first contractor TVC, what assurance is there that the deck was completed correctly? David responded, yes he can he saw all the decks during construction and inspected afterwards to ensure all were completed properly.
- Unit 250 and unit 143 stated they both had standing water on their decks. Kevin Elvin will follow up with Seal Engineering to have them inspect these decks again to ensure there are no issues.
- Owners stated in 2009 there was lot of discussion about this then with meetings and lawyers involved then in 2012 the attorney expressed minimal chances of winning a lawsuit, and a vote

was taken of the homeowners weather or not to pursue a lawsuit and the vote was no, which is recorded in previous minutes. With pursuing a lawsuit there is the possibility it could cost more in the long run with attorney fees, and the judge could ask of an independent person to analyze this, which the association would be responsible for that cost. With the success being minimal. Owner stated the ball was dropped letting this go past 2010 and understands the current Board cannot answer why this was. Jim being an attorney also, appreciates your position and has reviewed all the past minutes they do not make a lot of sense to him especially with the prior vote. However, with being on the Board now for a year, there seems to a very low level of commitment it feels like from the homeowners. When I stood up last year and spoke to everyone one thing I promised was to communicate more and that has occurred through the website. We have documents up there and have done the best we can at the same time we continuously feel when we send something out and it is being ignored. We receive very few or no responses. This is the most email traffic that has ever gone out before a meeting to his understanding. You are right we may of had a slam dunk back then but it is too late now. We are going to spend way to much more money to be told it is past the statute of limitations, that company may have gone bankrupt, that the waterproofer has no money, that company is out of business and the list of potential responses could be endless. We need that homeowner interaction because we are a homeowner association but we are only three members on a Board. We need to get past now and move on to the future. The current board members are heavily engaged and Jim personally is here very often and onsite much of the time. He has come up during the work to see how they are being installed, has smelled the waterproofing fumes, he has talked to the Breckenridge workers, has seen some the rot behind the boards. However, we still have the western side of the building that still needs attention otherwise the property values will continue to go down not to mention some safety issues with siding falling off. Come on this journey with us; look at the Village side of the building at the improvements that have been completed over the last year.

- Owner requested the Board to go to Snowshoe or Intrawest to ask for help in fixing some the problems on the western side. Jim state he has had several conversations with Frank and other management of Intrawest telling him the Rimfire HOA is suffering and we need help. Snowshoe is coming out with the new rental program, this industry is under siege from one giant corporation buying up all the mountain so they are limited on what they can do. However, it is not hurt to go back to Frank again to say here is what we came up with collectively as a homeowner association as the worst they can say is no but then we have record that we have actually done that. Fortress is about making money as an investment and venture capital firm, so they are going to say it is past the statute of limitation and do nothing, it is better to go to the next step which to ask for something specific. That we return to a comment I made last year, collectively if you want to bargain, if you want to play hardball, you pull your unit out of the rental program and say never rent my unit again. Then as an association, we have the ability to go to Fortress, Intrawest, Snowshoe and bargain for exchange with them. Right now, we are so fragmented and they know it and we are so scattered all over the place with so much anger we do not have the collective front to say we are pulling 80% of your units out so what is this going to do to your bottom line.
- Owner requested the Board to reexamine the condominium fees to ensure they are staying competitive with the other HOAs; otherwise, the resale value of the property will go down too. You cannot allow the condominium dues to get us out of the market. The Board has looked at these for hours and the price of sewer will be going up 116% for everyone but there is nothing we can do about that. Another owner stated she appreciates all the current Board's hard work with improving the look of the building.
- Jeff Zurbuch, the Rimfire HOA Attorney spoke to this group three years ago concerning the decks and a possible lawsuit against Intrawest as the developer, the architect, and the contractor Branch and Associates. The decision at that time was made not to pursue litigation but did send letters to each of these entities giving notice that we might potentially sue so that they would have the opportunity to come in to inspect for themselves before we make the repairs because that would destroy the evidence. This way they could come to supervise the work if needed. It was his opinion at that time faced a difficult road due to the WV statute of

limitations being at 10 year and we are 3 years past that and would probably lose on that basis. There is no reason why you could not approach Intrawest asking for help. He cannot speak to what happened before 2013, his understanding is the contractor turned over the building in the summer of 1999.

- Owners did discuss pulling their units out of the Snowshoe rental program and using something like VRBO (Vacation Rental By Owner). Some owners gave examples of how they are handling their own rentals. One owner suggested maybe if more owners did this then they could find a third party housekeeping person that would be willing to handle all their units as whole. This is up to each owner of how they rent their property or not to rent, the Board cannot make this decision for them and has no control of what the individual owner does.
- Each owner should send the Board some bullet points that can the Board can put into a survey that can be sent out to the all the owners for feedback on what to approach with Intrawest.
- The Board was looking to address the issues on the west side of the building including, the hot tub railings. David of Seal Engineering had some serious health issues so it has postponed some of the work. We are trying to get the deck project completed this year, so we can concentrate of other projects or issues. Kevin Elvin is excited of where the building is going and I am sorry there are so many disgruntled people but at least more people are getting engaged.
- In order to make changes to the Declarations or the by-laws it is required to a have a 67% vote in the affirmative of all voting members not just of the present quorum. So, it is extremely difficult to make changes. Going forward if you want to allow electronic voting or change the privacy policy, it is going to take a huge effort to get this done. Each condominium has one vote so a total of 141 and 80 votes assigned to commercial (CNL Properties & Snowshoe Mountain Inc.), so a total of 221 votes.

Board Elections:

The first official business was to elect the new Board. For the three available positions, the candidates were the current Board members: Kevin Elvin, Jim Armbrust, and Amy Aubin. There were no new nominations from the floor or the phone. After all ballots were counted, Rimfire Executive Board remains the same, consisting of Kevin Elvin, Jim Armbrust, and Amy Aubin. Directly after the meeting, the new Board met to determine officers. After discussion Kevin Elvin will remain the HOA President, Jim Armbrust, Vice-President, and Amy Aubin, Secretary/Treasurer.

Declarations:

Discuss changes in the Declarations to allow pets only in the company of the unit owner. No changes will be made due to not enough votes received.

Financial Update:

Katie Bright then presented the following PowerPoint presentation concerning the recent financials with the Board-adopted budget for the coming fiscal year.



Financial Update

FINANCIAL REPORT THROUGH JULY 2016
(preliminary YTD, FYE 9/30/16 subject to review)

REVENUES EXCEEDED BUDGET BY \$1,378

- Late fees – \$5,524, over budget by \$5,108
- Dividend Income over budget by \$1,267
- Interest on Operating Funds over budget by \$85

Offset by:

- Parking Revenues under budget by \$4,165
- Buyer fees under budget by \$667
- Vending revenues under budget by \$252



Expenses



TOTAL OPERATING EXPENSES UNDER BUDGET BY \$83,355

Common: Under Budget by \$40,650

Due to savings of:

- \$31,500 Major Repairs – Common
- \$8,700 Sprinkler Maintenance
- \$3,850 Alarm System Maintenance
- \$3,800 Legal Expense
- \$3,000 Snow Removal
- \$2,000 Landscaping
- \$1,200 Insurance



Expenses Continued



Common Continued:

Offset by overages of:

- \$6,300 Loan Interest Expense
- \$4,300 Miscellaneous & Contingency
- \$2,300 WV Franchise Tax
- \$1,000 Building Maintenance – Common

Expenses Continued



LCE-R & CRU-3 Shared Expenses: Under Budget by \$20,340

Due to savings of:

- \$7,000 Cleaning & Janitorial
- \$3,200 Carpet Cleaning
- \$1,300 Building Maintenance
- \$3,200 Electricity
- \$1,300 Emergency Light Inspection
- \$4,500 Major Repairs and Maintenance

Expenses Continued



Residential Only by Percentage: Under Budget by \$1,450

Due to savings of:

- \$4,500 Building Maintenance-Res by %
- \$1,600 Health Club Maintenance
- \$700 Hot Tub Expenses

Offset by overages of:

- \$1,800 Preventative Maintenance Program
- \$2,200 Laundry Vending
- \$1,300 Water & Sewer

Expenses Continued



Residential Only split Equally: Under Budget by \$20,900

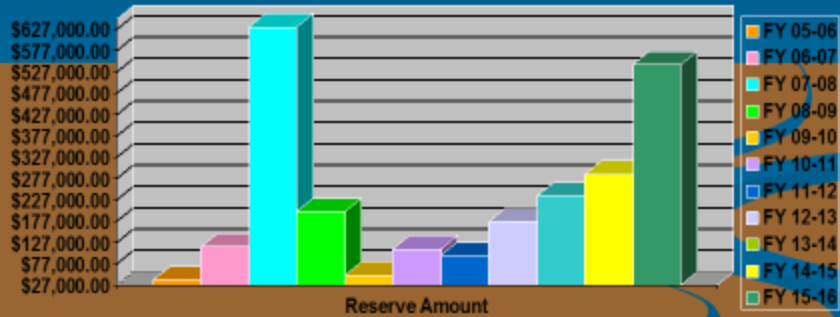
Due to savings of:

- \$21,600 Propane

Offset by overages of:

- \$400 Satellite TV
- \$200 Telephone Service

BALANCE SHEET



Market Value of Reserves as of July 31, 2016

• Cetera Investments = \$543,905

HOA LOAN

Citizens National Bank as of July 31, 2016

Loan Balance = \$707,934

ACCOUNTS RECEIVABLE as of July 31, 2016

- Regular Assessments = \$69,744
- Deck Assessments = \$620,270
- Parking Revenue = \$1,585
- 11 Units over 90 days delinquent/ 7 Properties with Liens/
4 Properties in Notice to Cure status

DECK PROJECT

Vendor costs to date
(not subject to fiscal-year timeline constraints)

Breckenridge Construction	\$864,602
Tygarts Valley Construction	470,096
Seal Engineering	101,326
Loan Interest	34,250 total (\$14,135 owners, \$20,115 HOA)
Busch, Zurbuch & Thompson (legal)	<u>3,064</u>
TOTAL	<u>\$1,473,338</u>

DECK PROJECT CONTINUED

Construction Loans

	Loan 1	Loan 2 (Current)	Total Loan Activity
Total borrowed	\$ 241,252	\$1,093,446	\$1,334,698
Principal paid to-date	\$ 241,252	\$ 385,512	\$ 626,764
Interest paid	\$ 7,422	\$ 26,828	\$ 34,250
Current principal	\$ 0	\$707,934	\$ 707,934

DECK PROJECT CONTINUED

Homeowner Payments/Status

Phase 1-2A						Phase 2B					
Owners	Count	Assess.	Int.	Amt Paid	Bal. Due	Count	Assess.	Int.	Amt Paid	Bal. Due	
Paid in full	27	\$ 329,651	\$ 1,801	\$ 331,452	\$ -	3	\$ 64,047	\$ -	\$ 64,047	\$ -	
Monthly pymts	3	34,919	2,365	21,178	\$ 16,106	7	120,905	5,573	35,705	88,773	
Unresponsive	3	38,180	3,092	4,454	\$ 36,818	2	37,117	1,260	193	38,184	
Totals	33	\$ 402,730	\$ 7,258	\$ 357,064	\$ 52,924	12	\$ 222,069	\$ 4,833	\$ 99,945	\$ 126,957	
Phase 3						Phase 4A					
Owners	Count	Assess.	Int.	Amt Paid	Bal. Due	Count	Assess.	Int.	Amt Paid	Bal. Due	
Paid in full	4	\$ 87,130	\$ 646	\$ 87,776	\$ -	2	\$ 48,768	\$ -	\$ 48,768	\$ -	
Monthly pymts	1	19,505	362	6,500	\$ 13,367	9	192,048	-	-	\$ 192,048	
Unresponsive	2	42,906	1,038	-	\$ 43,944	7	142,619	-	-	\$ 142,619	
Totals	7	\$ 149,541	\$ 2,046	\$ 94,276	\$ 57,311	18	\$ 383,435	\$ -	\$ 48,768	\$ 334,667	
TOTALS (all)						TOTALS (excluding 4A)					
Owners	Count	Assess.	Int.	Amt Paid	Bal. Due	Count	Assess.	Int.	Amt Paid	Bal. Due	
Paid in full	36	\$ 529,576	\$ 2,447	\$ 532,023	\$ -	34	\$ 480,808	\$ 2,447	\$ 483,255	\$ -	
Monthly pymts	20	367,377	6,300	63,383	\$ 310,294	11	175,329	6,300	63,383	118,246	
Unresponsive	14	260,822	5,390	4,647	\$ 261,565	7	118,203	5,390	4,647	118,946	
Totals	70	\$ 1,157,775	\$ 14,137	\$ 600,053	\$ 571,859	52	\$ 774,340	\$ 14,137	\$ 551,285	\$ 237,192	
Phase 4B											
Total Decks to Complete & Assess. Est.						22	\$ 499,329.94				
Prepayments Received as of 7/31/16						3	\$ 62,275				
Prepayments Received in August						5	\$ 115,789				
Total Prepayments Received						8	\$ 178,064				

BUDGET FOR 2016 – 2017 New Fiscal Year October 1, 2016 – September 30, 2017

INCREASES

- \$44,000 Water & Sewer



- \$9,000 Major Repairs – Common
- \$5,800 Loan Principal
- \$1,600 Satellite



BUDGET FOR 2016 – 2017 New Fiscal Year Continued



DECREASES

- \$34,300 Major Repairs – LCER
- \$3,400 Audit & Tax Prep
- \$3,200 Propane
- \$3,000 Major Repairs - Residential
- \$2,300 Insurance
- \$1,800 Loan Interest

History of Rimfire Assessment Rate Change

2016 – 2017 AVERAGE RESIDENTIAL RATE INCREASE OF 1.6%
10 YEAR - AVERAGE RESIDENTIAL RATE INCREASE OF 6.06%



BUDGET FOR 2016 – 2017 New Fiscal Year Continued




**Ratification of the
Board-approved
budget**

Ratification of the Board-approved budget - Approved.

Maintenance Update:

Kevin Wingfield then presented the following PowerPoint presentation concerning maintenance update.

Completed



- Inspections – Elevator / Alarm System / Backflow Preventer / Fire Extinguisher
- Emergency And Exit Lighting – Monthly and annual inspections and subsequent monthly repairs and replacement
- Sprinkler system repairs & maintenance –upgrades to anti-freeze system – backflow valves and expansion tanks added – glycerin replaced
- Common area slate cleaning and sealing – Hearth room area and lower elevator landings only.

Completed Continued



- Addressed deficient handrails identified by engineer prior to 2015/2016 ski season – temporary support bracing with cables and wooden supports.



Completed Continued



- Garage pressure wash and cleaning.
- Health Club Equipment Preventive Maintenance
- Common Area Carpet Cleaning – Ongoing
- Repair damaged roof - replace plywood, felt, drip edge, and shingles. South building facing west. (picture)
- Roof Repairs – Missing Shingles- Spring inspection and repairs



Completed Continued



- Lightning protection system inspection and repairs
- Replaced coin laundry washing machine – north building
- Replaced 6 luggage carts and replaced all luggage cart signage
- Replaced slate in elevators with porcelain tile
- Replaced slate in lower lobby, lower lobby elevator landing, and upper lobby with porcelain tile.

Completed Continued



- Installed attic catwalk – both north and south building
- Exterior painting of east side of north building over the Village retail shops and restaurants - weathered wood areas only prior to 2015 ski season.
- Refinish lobby stairs
- Replace carpet on lobby stairs and replace hearth room custom made rug.

In Process/Under Review



- LED Lighting Upgrade/Utility Credits

This program became so popular that it ran out of funding. We've still been submitting applications so should funding be restored, we'll already have a pre-approved application.

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<p>LIGHTING INCENTIVES FOR BUSINESS</p> <p>Eligible businesses may receive up to \$10,000 per building for interior and exterior lighting retrofits.</p> <p>www.energyefficiency.com</p>	<p>Incentives are \$0.50/Watt reduced for interior and exterior lighting retrofits.</p>	<p>1. Incentives are available to eligible businesses only.</p> <p>2. Incentives are available to businesses that are not currently receiving other incentives.</p> <p>3. Incentives are available to businesses that are not currently receiving other incentives.</p>

FOR MORE INFORMATION:

Phone: 800-345-2244

Fax: 800-451-5555

Website: www.energyefficiency.com

Email: energyefficiency@firstenergy.com

FirstEnergy Engineering
1000 West 1st St., Suite 300
Albany, NY 12203

All incentives are subject to program approval.

LED Lighting Upgrade/Utility Continued



In Process/Under Review



- Replacement of approximately 80 feet of main sewer line in parking garage – excavation required
- Exterior repairs of west side of building and subsequent painting.
- Replacement of failing cedar shake siding with James Hardie siding.
- Refurbish ski lockers – sand, prime, and paint bottom of lockers and metal exterior trim along bottom of lockers

Other Business:

- Motion was made: The HOA Board is to approach Snowshoe/Intrawest asking for capital money to complete improvements to the building. Motion was seconded and all in favor; so motion carries.

- Motion was made: A poll be taken by the owners explaining the situation that we have and their willingness to participant in an alternative rental program. It was seconded, after some discussion the motion was amended to: HOA Executive Board to approach homeowners in form of a survey or any means deemed appropriate to solicit feedback, offer education of the state of Rimfire, and specifically its financial condition, and enact programs to encourage homeowner engagement. Motion was seconded, and all in favor, no opposed; so motion carries.

The meeting adjourned at 1:50 PM

Homeowners who attended the meeting in person

- 424 Jim & Kim Armbrust
- 160 & 162 Kevin & Susan Elvin
- 324 Tom & Amy Crickenberger
- 425 Denny & Diane Szittai
- 325 Douglas Channell
- 219 Gary Waybright
- 159 Kent & Anna Smith
- 254/255 Cassie Blodgett
- 259 Bruce Freeman
- 456 Roland Millican
- 143 Lisa Campbell
- 314/315 Steven & Robin Stolz
- 253 Bryon Harris & Jill McDaniel
- 461 Vicki & Harold Minetree
- 322 George & Andreana Donohue
- 447 Jeff & Renee Riley
- 313 Nancy & Tom Wilson
- 413 Nancy & Doug Shifflet
- 249/250 Bayne & Lyndea Selby
- 348 Nataliey & Jon Hill

Homeowners who attended the meeting by teleconference

- 316 Pete & Connie Warasila
- 453 Samual Hawley
- 351/352 Greg & Karen Malone
- 141 Nicole Redle

Homeowners who submitted a completed proxy form

- 346 Karen & George Little
- 251/252 Justin & Ashley Bailey
- 405 James Cowan
- 342 Mike Skeens
- 345 Victor Bazdini
- 416 Samuel Lipscomb
- 210/211 Richard & Loureen Hall
- 351/352 Greg & Karen Malone (also on the phone)
- 259 Bruce Freeman (but attended in person)
- 209 Tamra McAtee
- 323 Sean Brain
- 460 Michael Chapman
- 309 Andrew Grose
- 421 Charles Stine
- 260 Gary Gudnason
- 145 Joanne Malouf

- 258 Jennifer Key
- 448 & 226 Marshall Walsh
- 420 Michael Selden
- 203 Tim Haley
- 344 Eric Gracyalny & Sam Bilbac
- 353 Gene Leicht
- 242 Steve Cox
- 462 Patrick Miller
- 206 Terri Justice