

Joe Palko's Highlights of Dec 1, 2007 Southwind Board of Directors meeting

These are NOT the official minutes of the Southwind Homeowners Association. Those will be presented to the board and approved at a later date. These are only notes taken by me and should NOT be considered correct or official.

The meeting started at 10am Dec 1, 2007 in the Hemlock room. The entire board was present, President Greg Spearn, Gloria Maust, Mary Ann Kendrish, Bart Buckley and Joe Palko. Also present was Chris Sherbine and Linda Zellem of Seven Springs.

The meeting started off with a review and approval of the minutes from the June 2, 2007 meeting as well as the Sept 22 Annual meeting.

Mary Ann Kendrish did a review of the current financial statement as of Nov 30, 2007.

Which can be viewed at

<http://www.wpa.net/~i4cast/southwind/meetingDec12007scan.htm>

There were no committee reports. Some homeowners have indicated that they would like to be involved in the Architectural Control/ Landscape committees as well as forming a SouthWind social committee. Homeowners will be solicited for their interest in serving on either.

As of Dec 1 there has been 82 closing in Phase 1 of Southwind.

Chris Sherbine gave the board a summary of the upcoming entry gate operations. The gate will become operational Jan 7, 2008. Homeowners will be given instructions shortly.

Homeowners/guests will have 3 ways to enter.

1. Each homeowner will be given ONE remote (not 2 as discussed at the Annual Meeting). Homeowner may purchase additional remotes for 25 dollars.
2. Enter a 6 digit code on the keypad. This code will be assigned randomly by computer and homeowners will not be able to request their own.
3. Scroll through the directory and find your unit. The gate will call the pre-designated number supplied by the owner. They will receive a call and then be able to open the gate remotes by the phone.

During a power failure, the gates have a backup battery that will automatically open the gates and they will stay open until the power is restored. The gates can also be opened by police/ambulance/fire, by their "yelp" siren.

Concrete base for the pool poured during Thanksgiving week (kidney shaped with integrated Hot tub). Pool will be 4 feet deep throughout. Pool has been filled to prevent freezing/frost damage.. Pool will be drained in early spring and tiled. Tiling should take 2 days. The Footer for rec building will be poured soon. The size of the pool will be

around 2000 sq ft. To give you an idea of what this means. The size of the 2 pools in the Villages are 800 sq ft and 1200 sq ft. respectively. So the Southwind pool be about 2 times the size of either of those pools.

The rec center building will be made of Hardy Plank (synthetic wood) to reduce maintenance costs, but will look the same color/texture.

Manholes throughout the community have been extended to the surface this fall. During construction the exact height of the ground was uncertain. In many places the manholes were below grade level. In those cases the manholes have been brought up to the surface this fall.

The discussion of the road condition leading from the end of the Village community to the entrance of Southwind. There are patches and poor drainage in some sections. The road will be paved again by the developer prior to turning the roadway over to the community.

Lamp Post in the middle of Southwind Drive to the left of units #35,36,37 is now operating. There was a delay in getting Somerset REC to install the meter. This post is located about halfway between the bridge and Southwind Court.

Dumpster shelters are being worked on to enclose the dumpsters. The design is being worked on, first on the dumpster just past the bridge on Southwind Drive. Then they will all be done throughout the community.

Driveway sealing will be done by the HOA. Sealing will be done next year.

Discussion on making trail access easier for units on WoodCrest. Rocks are will be moved near the roadway on WoodCrest so that you will be able to exit before the ski bridge and then head toward the rear of the design center, but then bear off to the left and go down toward Wood Crest Drive.

Discussion on getting Southwind HOA a federal tax exempt status. Initial discussion with the HOAs accountant indicated that Southwind is too small to qualify. Linda Zelle indicated that the HOAs at Swiss Mt and at the Villages are exempt as well as HOAS at Hidden Valley. The Board will investigate further.