

Joe Palko's Highlights of May 1, 2008 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 May 1, 2008 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, Heide Corsello Linda Zelle.

Board Member Gloria Maust (7 Springs) resigned from her board position because of too many other duties at the resort. The board appointed current association manager Chris Sherbine (7 Springs) to the board to fill out the term of Gloria.

The meeting started off with a review and approval of the minutes from the Dec 1, 2007. The minutes are viewable at <http://www.wpa.net/~i4cast/southwind/meetingDec2007.htm>

Mary Ann Kendrish did a review of the current financial statement as of April 29, 2007. <http://www.wpa.net/~i4cast/southwind/SW%20Actual%20vs%20Budget%20Apr%2008.pdf>

The board discussed and approved the proposed 2008-2009 budget (July 1- June 30) Viewable at <http://www.wpa.net/~i4cast/southwind/SW%202008-2009%20Budget.pdf>

The 2008-2009 budget includes approximately \$20/month increase for next year (\$65/quarter). Increases in energy costs and initial start up costs for the HOA owned lawn/maintenance equipment and other line items that were underestimated for the 2007-2008 FY and need to be accounted for.

We reviewed the balance sheets and homeowners with overdue balances > 6 months. There are 4 homeowners that have outstanding balances > \$500 for > 6 months. Amounts owed by these 4 homeowners total \$4434, plus late fees. There is a procedure in place to file liens for outstanding balances.

Greg gave us a update on the pool and rec center. The good news is that the pool will be open this summer. The Rec center will be open in September. There have been several meetings in the past week and a half with 7 Springs and DBC. There is an aggressive/ fast track schedule.

The proposed schedule is as follows

- The pool builder just finished connecting all underground lines to the building for the purposes of installing equipment.
- The basement floor of the Rec center was poured on Friday April 18 – it had to wait for the pool equipment lines.

- Framing on the Rec center started (April 21). Projected completion of the Rec center is September 2008.
- The grading contractor has been waiting impatiently for dry enough soils to bring the grades around the building up to where they are designed to be. Weather permitting, this work should be complete the first week of May.
- Once this is done, all finish grades can be set around the pool, including the poured patio around it. With that in place, the perimeter fence that is a requirement for use of the pool will be ordered.
- The pool builder will only need a week to complete pool finishes and install equipment.
- Meetings have gone on with the landscape contractor about temporary access to the pool during construction of the building, likely through two different wood-chip pathways with appropriate protection for safety reasons. Plans are not done yet but will be once the area around the building and pool are brought to grade.
- The pool furniture was ordered ~April 14, with a delivery date of May 22/23.
- Everything is being done to get in done for the end of May. Depending on the weather, if it slips, it won't be by very much.

An Amish frame crew has been designated to the rec center and they started last week (last week of April).

The plumbers /electric have agreed to stop work on other units when they are called to work on the rec center and devote time just to rec center.

The target plan is still to have the pool open by the end of May but depending on the weather there could be a small delay. They have worked with the code officer to obtain a partial occupancy which will permit access to the bathrooms while the other work is being done in the other sections of the rec center. There will be access to the pool from several locations. Probably the best access will likely be from Phillips run. You could either walk up Phillips run (or drive up to the vicinity along Phillips)and come in the path. The pool/Rec center never was designed for a large parking area even when Southwind is complete. It is assumed that most homes within the community are within walking distance of the Pool/Rec Center.

Work will continue in the Rec center's other interior areas through the summer. Outdoor siding will be made from Hardy plank on the rec center, We are tentatively planning to have the Annual meeting in the Rec center on Sept 20, 2008.

Pool Hours will be 9am-9pm through mid August and then 9am till dusk starting mid August. For now the plan is to keep the pool open through the weekend of the Annual meeting (Sept 20th) and possibly longer depending on the weather. Cost goes up

exponentially as the weather get colder due to heating costs. The surface area of the water of the pool will be greater than the 2 pools in the villages.

The deck around the pool will be broom brushed concrete. Then for approx 3 days in the summer (maybe July) the pool will be closed for about 3 weekdays so that brown stain can be applied to the concrete.

The road up to Southwind circle will be paved sometime this summer.

All blacktop driveways that have been paved for almost 2 years will be sealed by the HOA. Freshly paved driveways need time to cure before they can be sealed.

We discussed the detailed fire department response plan for Southwind.

We discussed the Snow shoveling policy. Homeowners will continue to be responsible for shoveling of their sidewalks. Some homeowners wanted the sidewalks to be done by the HOA. The board felt that we did not want to take on the extra expense. We will continue as always to do the homeowners driveways.

There were no committee reports. Some homeowners have indicated that they would like to be involved in forming a Southwind social committee. Homeowners will be solicited for their interest in serving.

In an effort to obtain statistics on lift use, we have asked lift operators to estimate usage so we can analyze usage.

The Southwind 2008 Annual meeting is Saturday Sep 20, 2008 and is tentatively scheduled to be held at the Southwind Rec Center 9am to noon.

www.wpa.net/~i4cast/southwind