

**Joe Palko's Highlights of 2007 Annual homeowners meeting Sept 22, 2007.**

*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 off with President Greg Spearn introducing other members of the board Gloria Maust and Mary Ann Kendrish.

The results from the nominating committee were reported. There were 2 newly created three year positions on the board. Joe Palko, 156 Southwind Drive and Bart Buckley, 169 Southwind Drive were elected to the serve on the Southwind board for a three year term.

The operating budget for the upcoming year was discussed. The resort is still picking up a good portion of the snowmaking and ski lift operating budget. The total estimate is around \$67,000 of which the HOA is only paying only \$28,000 this coming year. Once all units are delivered in all phases of Southwind then it will call come from the HOA.

The snow removal budget for the coming year is a little over \$38,000. That includes a prorated agreement with to pay our share of the snow removal for Village Drive. Last year we were under budget for snow removal, but time will tell. Snow removal in the mountain community can play havoc on the association's budget and can vary greatly from year to year. The smaller amounts of snow over a period of many days typical of lake effect snows can really add up. Several years ago in the mountain communities, there were over 20 straight days that snow plowing was necessary several times a day.

Discussion from the floor started off with snow making on the trails. It was mentioned that this year snowmaking on Southwind trails will start off aggressively as soon as possible with the intent to have it open very shortly after the adjacent resort trails are opened.

Reports from the architectural control committee indicated that there were 3 approved additions available.

1. A water proofing system made from aluminum is available to put under the decks to protect the patio area from rain/snow melt from dripping. It will have downspouts that would be integrated into the posts. You can see what it looks like by viewing the back of units 30, 31, 32, 33 at the intersection of Southwind Drive and Southwind court.
2. Approved retractable awnings are available from NuImage Awnings to provide shade on the decks.
3. Approved Privacy Screens are available for installation. These will be made of cedar and blend into the design of the building. They will fit on top of the deck railing between units. This would cover the area above the window.

Pricing is available for all of the above from the design center.

The groundbreaking has started on the recreation center and clubhouse. Construction of the shell should begin before winter so construction can continue inside during the winter months. The plan is to have the pool and integrated hot tub open for next summer.

Instead of cedar siding, the recreation center will be made from synthetic planking which will look the same when painted. This is to reduce the maintenance cost for the association in the future.

The recreation center will have a residential kitchen, fireplace, bar, high ceiling and loft with a place for a pool table and flat screen TV. In the basement there will be a changing room for the pool area. The pool will be heated with integral hot tub. The pool will be 5 foot deep all around.

A suggestion from the floor for a key card system be used to prevent non resident use..

There was mention of a possible tot lot or basketball court, but space in the area is limited and suggestions from the floor indicated that it would likely not be a feasible. Parking will be very limited in the area too.

The issues of golf carts driving around the community was brought up. The bylaws article 8 section 6 allows ingress and egress of motorized 2, 3 and 4 wheeled vehicles (motor cycles and ATV). The association is neutral on the position of golf carts and does not prohibit golf carts on Southwind roads, which are private roads. .

Entry gates are coming soon at the main Southwind entrance. They will be remote controlled and also Home Link compatible. Each unit will received 2 remote controls, you will have to pick up. There will also be a keypad to allow guests to punch in your code and it will phone your unit and you can allow them access. The question came up what if your unit does not have a phone can you direct it to your cell phone. A suggestion would be to allow you to give your guests a keypad code to enter instead. If you would need additional remote controls they would to available for purchase. The upper gate would not be installed until the construction would be done. The gates will be in a testing mode soon but should be fully operations before the snow falls.

All owners are asked to pick up their guest laminated parking passes. Each unit will get 2 of them. They are to be displayed on guest dashboards when parking in the overflow area outside across from the main gate. Parking will be closely monitored this winter to discourage day visitors from parking in Southwind and skiing from there. Towing may have to be implemented for cars without parking passes. 80 or 90 homes will be occupied this winter.

The concrete slabs have been installed for the garbage dumpsters. A question from the floor concerning if there will be recycling bins. The answer is no. The garbage haulers in the area do not recycle nor does the resort. Based on past experiences from trying recycling in the past at other mountain communities, it did not work out well and since the resort is someone remote from the garbage companies, they can not make any money

traveling here to pick up the recycling. It just resulted in trash being scattered around the dumpsters and the buried in snow. The best idea is if you want to recycle is, save your cans, bottles and papers and take them home with you.

All Southwind units have been sold.

A question was asked about what is going on with the digging on the slope on the left side of Southwind drive(as you enter). It is being regraded and some gas lines are being moved. The way it was originally graded it did not allow proper access to the slope from the units on the uphill side of the slope.

The question of the trench drains came up in front of the driveways. The maintenance was determined minimal and the HOA will check them several times a year and clean them out.

Comments from the floor were raised about speeding by contractors and subs. This has come up in the weekly meetings. One resident indicated that just before the meeting her dog was hit by a speeding sub contractor with a DC plate who did not bother to stop. (the dog luckily ended up being OK ). Residents were asked to get the plate number of any contractor/sub seen speeding and they will be banned from the project. The local police have been contacted and they are likely to set up a radar speed trap along Village drive to catch speeders there.

Flyers were distributed about the available services for furnace filter changes, firewood delivery, window washing, fire extinguishers purchases, snow removal for side walks (snow removal now only includes the roadways and your unit driveway). The snow removal service will be mandatory for the rental units in the rental pool at Southwind. (of which there are 5 units currently in the rental pool). You can see which units and some inside pictures of them at [http://www.7springs.com/lodging/southwind\\_rental.php](http://www.7springs.com/lodging/southwind_rental.php)

Several residents from the floor asked about the installation of rain deflectors above their doorways. It will be looked into.

Some ongoing around the resort were discussed. The new 6 pack lift in installed at Gunner slope. The resort continues to expand the fishing and other sports program and a new Orvis store just opened 3 days prior. The hotel rooms are being upgraded with all new amenities including flat screen TVs and pillow top mattresses and new furnishings.

Still no final commitment yet on the following: an outdoor pool warm season pool in the Bavarian beach area; and indoor water park; spa; turning Lake Tahoe into a swimming lake with a beach; rebuild/rehab Tahoe lodge.

Future plans include a new town home development not to the size or level of finish of Southwind. No location has been chosen but at the area at the top of Stowe is a possible candidate. A question from the floor about the development on the other side of Lake Tahoe and there are no plans there.