

# **SOUTHWIND HOA**

## **Board Meeting Notes**

**February 6, 2015**

Joe Palko called the meeting to order at 8:13 a.m. on Saturday, February 6, 2015 at the Southwind Rec. Center. In attendance were Board members Joe Palko, Jane Clark, John Chamberlain, Ann Miller, and Jim Best. Association management Rinaldo Acri, Carol Sosko and Maggie Hinzy were also present.

### **Minutes Approved**

John moved that the minutes from the December 6, meeting be approved. Joe seconded with one correction being made by adding the word "resort" at the end of the paragraph entitled Insurance. The minutes were then unanimously approved with this correction.

### **Rec. Center Repairs**

Rec. Center deck steps and railings were discussed. The steps currently installed do not conform to code. Management is to get a quote from Custom Contracting to repair/replace the steps. The railings are shorter than required by building code. Carol will contact Melvin Seacrest, the original contractor, to have this work corrected. A quote from Custom Contracting will also be requested.

### **Delinquent Account**

Carol presented an update from the Association collection attorney, Roger Matthews, on the one seriously delinquent account. Both sides have strived to reach a settlement agreement but none has been finalized. Roger is moving forward with all legal means available to the Association to collect these delinquent funds.

### **Insurance**

The meeting was put on hold so that Connie Jerich, insurance agent for the Association, could present the cost and coverage associated with the ski trails belonging to the Association as of December 31, 2014. Insurance is in place and covers the Association for potential liability. Since the Association has the same insurance carrier as the Resort, the Board asked Connie to see if the Association could combine with the Resort for insurance for a potential savings. Management will have a "bridge" sign placed before the bridge to make people aware of the dangers of climbing on bridge structures.

### **Financial Statements**

The financial statement for the Association was discussed. The Association is currently within budget on all line items. The possible savings from not employing a full time maintenance manager is being closely monitored and at the present time there is a savings by having a third party do the maintenance in the community. The snow removal budget is on track but December and the first part of January were both considered mild.

### **Roadways**

Last year the Board hired an engineering firm specializing in core drilling to take core samples of the road bed. The engineering firm analyzed the results to determine if the road beds were in accordance with state minimum standards. The report showed that the roadways in the Southwind community did not meet minimum standards. John will work with Erick Mauck of 7 Springs to come to a mutual resolution to this issue.

### **Phase IV**

There is water draining from the phase IV section onto the parking area at the Rec. Center. John will speak with Eric regarding the drainage. John will also address an inspection report for the dam.

### **Driveways**

The Board decided unanimously to send a letter to all homeowners regarding a driveway core sampling program. Homeowners can elect to have core samples of their driveways at a reduced rate. This information will be useful to the homeowner if, in the opinion of the Board, their driveway must be repaired or replaced prematurely.

### **Rec. Center Management Office**

Rinaldo asked if the Acri office could be moved to the Rec. Center office in May of this year. John said that the Board would consider this move and that Rinaldo should prepare a proposal to the Board for further consideration. If approved the move would take place in May of 2015.

### **Key Cards**

Management informed the Board that the current key cards to the Rec. Center will expire April 15, 2015. Carol has requested that the Resort have the keys ready for distribution by March 1, 2015 so homeowners can pick up the new key cards in advance of the expiration date.

### **Private Swimming Parties**

The Board discussed changing the policy regarding the pool. The pool can be rented for private parties after hours on weekends. Normally the pool closes at 9:00 pm. A private event could be held between 9:00 and 11:00 p.m. The homeowner renting the pool area would be responsible for all costs associated with keeping the pool open – additional closing costs, maid service and any other costs. A 15% surcharge will be collected by the Association in addition to all direct costs. All Board members were in agreement on this change.

### **Driveway Sealing**

Jane made a motion that the Association hire and pay Worldwide Industries to seal Phase II driveways this year at a cost of \$165 per driveway. Homeowners in other phases can pay individually to have their drive ways sealed at the same cost. Joe seconded the motion. 4 members voted to approve with one abstaining.

**Annual Meeting**

The annual meeting will be held Saturday, September 19, 2015 with the pool closing the next day.

John moved that the meeting be adjourned; Second by Joe, unanimously carried.

Meeting adjourned at 10:36 a.m.