

SOUTHWIND HOA

Board Meeting Notes

March 21, 2015

Joe Palko called the meeting to order at 8:08 a.m. on Saturday, March 21, 2015 at the Southwind Rec. Center. In attendance were Board members Joe Palko, Jane Clark, Ann Miller, and Jim Best with John Chamberlain attending by conference call. Association management Rinaldo Aciri, Carol Sosko and Maggie Hinzy were also present.

Minutes Approved

John moved that the minutes from the February 4th, meeting be approved. Joe seconded. The minutes were unanimously approved as written.

Financials

The cost of snow removal for the community for the 2015 season was discussed. The bills for March were not recorded on the comparison spreadsheet. Current figures reflect a significant savings over the 2014 winter season and it is projected that the total cost for the 2015 will be near budget.

The reserve study in relationship to the current financials was discussed. The reserve study shows a \$15,000 expense each year for ski lift maintenance. There was no significant expense for ski lift maintenance this year. It was decided to reflect this amount annually whether spent or not in the reserve expenses each year until the money is needed.

Snow Removal

It was determined that the use of snow blowing on the driveways was a successful change from the previous drop and drag method. Due to the cost savings on the driveways the Association was able to pay for sidewalk clearing this year. John made a motion that the Board offer special (private) snow removal, at the homeowners expense, to homeowners who would like their driveways cleared when the snow depth is below 3 inches. The motion was seconded by Joe and unanimously approved.

NJ Newman to be notified to begin spring cleanup as soon as possible. Due to the icy winter there is a great deal of anti-skid in the yards.

Community Update

Woodside Court had frozen water pipes this winter that lasted more than 2 weeks. The freeze line was deeper this year than in previous years. The pipes were buried according to requirements. Homeowners need to be aware that they are responsible for pipes from the curb to and inside their units. Homeowners need to turn off the water at the main valve and drain the pipes before leaving for more than a day or two.

Workers and homeowners in the community noticed several homes had lost shingles recently. Management notified the homeowners affected. Homeowners are responsible for the repair.

It has been noted that skiers are tossing empty cans and other items from the lifts. It appears that they are trying to hit decks along the ski lift line. Joe and John volunteered to talk to Lauri Jones about this situation and to see if there is a remedy or a means to catch the violators.

Management is checking with 7 Springs to see if they can offer their services to close the pool after special pool parties held after the pool normally closes.

Community Repairs

The Board is working closely with Seven Springs management to address items listed in the Robson report. The Board is hopeful for an amicable resolution within the next 45 to 60 days.

Seven Springs has agreed to fix the deck steps and the railing on the upper deck to conform to code standards. Any homeowner that would like a copy of the Robson inspection report, please contact Carol Sosko at the HOA office.

Pool Deck and Chairs

The Board discussed whether to stain the pool deck, purchase new pool lounge chairs or re-strap the lounge chairs. On motion made by John and seconded by Joe it was unanimously approved to not stain the pool deck this year and to re-strap the pool chairs for a cost of \$155.00.

Management Agreement

Rinaldo presented a new four year management agreement beginning July 1, 2015 with graduated increases in fees. The management company will be moving to the Southwind Rec. Center office sometime after May 1, 2015. The office will be staffed 7 days a week from 9:00 a.m. to 5:00 p.m. After review of the agreement and questions from the Board John made the motion that the new management agreement be approved. Seconded by Jim and unanimously approved. Rinaldo is to furnish the new documents to Joe for signature.

The next Board meeting will be held on May 2nd. Weather permitting the Board plans to do a walkthrough of the community to inspect the condition of driveways, townhouse exteriors and sidewalks.

At 9:56 a.m. Jane moved that the meeting be adjourned. Seconded by Ann and unanimously approved.