

SOUTHWIND HOA

Board Meeting Notes

May 2, 2015

Joe Palko called the meeting to order at 8:02 a.m. on Saturday, May 2, 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 Acri, Carol Sosko and Maggie Hinzy were also present. Homeowner Curtis Kossman attended for part of the meeting.

Minutes Approved

Joe moved that the minutes from the March 21th, meeting be approved. Ann seconded. The minutes were unanimously approved as written.

Financials

The bills are not all in for snow removal for the winter season, however it looked like we are estimating that we are very close to this year's snow removal budget. Very good since it was the second rough winter in a row.

Jane reviewed where we stand currently in the reserves and indicated that reserves are in good shape and that we are close to where we should be at this time.

Management Report

Carol reported that the replacement straps for the lounge chairs and lounges have been ordered and they will be in in about 4-6 weeks. The pool furniture that we have is commercial quality and while we could purchase new chairs cheaper, they would be of residential quality and would likely not have the life of the current chairs. The evaluation was that it was more cost effective to replace the straps as needed. Once a chair is determined to need repairs, all of the straps on that chair will be replaced to make it look uniform.

Management Agreement

As discussed at the March 21 meeting, 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 May 4, 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 Rinaldo provided by the board, the board approved and Joe signed the agreement.

Computer for Homeowners use

The computer and printer that was in the office for homeowners to use will be moved out to the main area of the Rec Center.

Meeting with HOA attorneys

The Association attorneys made a complementary visit to Southwind to visit with the board. The attorneys wanted to meet some of the new board members and the meeting lasted about an hour.

Robson Inspection Report

The Board reviewed the progress made by the resort in getting the items identified in the Robson report. The Board is working closely with Seven Springs management to address items listed in the Robson report. Seven Springs has made necessary repairs in the ventilation of the pool mechanical room. They will be bringing the upper deck railing to conform to code standards. They will have a sample that the board will approve before work begins. They will be starting the repair of the chimney, siding and front porch of the Rec center in the coming weeks.

The lumber for the step reconstruction is expected to arrive in late May. Once that arrives Custom Contracting will be doing the work. It is possible that the completion may not be done till mid-June, but the pool will open as scheduled.

Pavement coring

Homeowners that requested the optional driveway coring at the bulk rate of \$150 will see the work begin in the next 1 or 2 weeks. It will be done on the next -32 weekends. The HOA arranged the bulk price, but the results will go directly to the homeowners and not the HOA

On the asphalt in the common areas, the HOA and the resort are going to be doing side by side corings sometime in late May or June.

Tolling Agreement

Since the Robson report was completed Nov 2014 and identified the deficiencies, to protect the HOA and to give time for the resort to address the identified problems we will be asking the resort to enter into a tolling agreement to avoid any possibility of the statute of limitation to be exceeded.

Snow Removal

The HOA general rule this year was that driveways would be cleared when there was 3 inches or more. Due to the cost savings on the driveways the Association was able to pay for sidewalk clearing this year. The management company will investigate the price for special (private) snow removal, at the homeowners expense, to homeowners who would like their driveways cleared when the snow depth is below 3 inches or more frequently.

Spring Cleanup

NJ Newman has spring cleanup and mulching underway but the wet weather has put a delay in completing. Bare spots within the community will be planted.

Community Update

Several homes on Woodside Court had frozen water pipes this winter that lasted several weeks. So far the HOA has been informed by the water company that all were on except one. The water company indicated that there were many occurrences throughout other communities on the mountain of frozen

water pipes where they never occurred in the past. 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.

Transition Committee

Homeowner Curtis Kossman inquired about the progress of the transition committee that was formed last year. He recommended that they get involved particularly regarding the dam. He indicated that he was very concerned about safety particularly about the homeowners adjacent to the dam.

The board is going to ask the HOA attorneys to send a letter to Seven Springs indicating both the HOA's and homeowners' concerns about the dam and safety and want the report of the inspections and verification that the requirements are fulfilled and up to date

Mail Boxes

Mail boxes have been installed on Village drive across from the Rock Garden Storage for the HOA management office. It was a long process to get it approved, and that is all the farther that the post office will deliver. They are not extending any routes at this time. If homeowners would like to receive mail, please ask Carol at the HOA office about the process you need to follow to get a mailbox approved for your home down on village drive.

River Rock at entrance

The river rock close to the roadway at the entrance is becoming a high maintenance issue. The landscaper recommended that the river rock be removed and grass resorted at the entrance. The board voted to approve, but also asked that the river rock be removed and used to restore rock in locations in the community

Pool Cover

The pool cover is starting to deteriorate and it is estimate that we can get at least one more year out of it as it is beginning to dry rot. It is estimate that a new one will cost about \$3500 Jane indicate that the reserve study indicated that it allows for \$4500 in FY 2018. We are hoping to extend the life until then.

Landscaping committee

The board indicates that we hope to do a landscape walk through the community in the upcoming months and rersurrect the landscape committee. Jeff Shrock, former homeowner moved away and was a landscaper and was very helpful in his recommendations. The board is hoping that another homeowner with knowledge will step up and volunteer.

Bridge Signs

Signs near the bridges will be installed indicating a fall hazard.

The next Board meeting will be held on June 28th at 11:00 a.m.

At 10:10 a.m. Jane moved that the meeting be adjourned. Seconded by Ann and unanimously approved.