

# **SOUTHWIND HOA**

## **Board Meeting Notes**

**June 28, 2015**

Joe Palko called the meeting to order at 11:00 a.m. on Sunday, June 28, 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 Carol Sosko and Maggie Hinzy were also present.

### **Exterior Painting**

Discussion of paints PPG vs. Sherwin Williams brand of paints. Currently deck painting, both rails and deck surface, appear to last approximately one year. At the request of a homeowner, Rich Finoli of PPG Industries has been asked to speak to the Board at the close of today's meeting.

### **Minutes Approved**

John moved that the minutes from the May 2<sup>nd</sup> meeting be approved. Joe seconded. The minutes were unanimously approved as written.

### **Pool Committee**

The Pool Committee recommends that management send out an email restating the pool rules to all homeowners. It was also recommended that the TV on the upper level of the Rec. Center have the cable box attached directly to the TV. The remote for the current hookup is confusing to operate. Management will implement both changes.

### **Financials**

With the fiscal year ending June 30<sup>th</sup>, Jane stated that we will be under budget for year. When the outside accountants have completed the review of the financial statements this overage will be placed in the reserve account. Jane also asked that management prepare a spreadsheet showing the amount of money saved by not having a full time maintenance manager.

### **Upper Lift House**

John mentioned that the upper lift house and ski towers may need painting. The Board will look at the reserve study prepared last year to see when report indicates that these items should be painted. The Board plans to look at these items during their landscaping walk through.

### **Core Sampling**

John has been in contact with several large companies in Pittsburgh who offer core sampling and reporting. Management has been having difficulty scheduling the current company at a convenient time for all parties. The core drilling company along with 7 Springs engineer and representatives from the resort and the Board will meet and do several core samples on the interior roads at Southwind. Independent reports will be prepared by both engineering firms.

**Pool Cover**

The Reserve Study indicates that the pool cover should be replaced in 2015 with an estimated cost of \$4,000. When the current cover was removed in May, NJ Newman felt that the Association could get another year of use with possible replacement in May of 2016.

**Bridge Inspection**

John plans to have the bridges inspected at the same time as the core drilling samples are done.

**Water Pooling**

Joe showed the Board pictures of the water pooling around and underneath the deck at 135 Chipmunk. Should someone from the Board talk to 7 Springs about re-sloping this area or should a French drain be installed. John is going to take a look at this and talk with 7 Springs. John asked that Joe send pictures to all Board members.

**Fayette Taxes**

There is a small section of ground that the Association owns near the upper gate located in Fayette County. Should an appeal. Rinaldo to look into this matter.

**Insurance**

Two other insurance companies besides Jerich submitted quotes on the Association insurance. In order to do a far and analysis, Jane is to prepare a list of questions for each company to answer and to be certain that the Association has adequately covered the ski trails. Joe moved that the Association continue with the Jerich Agency until September when a thorough study of the insurance will be completed and then make a decision on which package to engage moving forward. Jane seconded and it was unanimously approved.

**Landscape Walk Through**

The Board scheduled a walk-through of the community for July 10, 2015. Besides the landscaping they will look at the ski towers, roads, pull offs and both concrete and asphalt driveways. It was suggested that the Board hire an engineer to write specs for the driveways so that the driveways will all be done the same and hold up in the changing weather.

**Guest**

The general meeting was set aside to hear what Rich Finoli of PPG had to present to the Board. Rich was aware of some of the paint issues present at Southwinds. The lack of gutters causing streams of water to fall on the decks and place undue wear on the paint. Rich is going to write a spec sheet for the Southwind Community. Rich is also going to refer two additional painting companies to bid on the work at Southwind. Each homeowner will receive an individual quote for his townhouse. Phase I is scheduled for full maintenance in 2016.

The next Board meeting will be held on May 2<sup>nd</sup>. 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.