

Southwind HOA

Board Meeting Notes

October 5, 2013

Joe Palko called the meeting to order at 8:06 a.m. on Saturday, October 5, 2013 at the Southwind Rec Center. In attendance were board members Joe Palko and Curtis Kossman, Ann Miller, John Chamberlain with Jane Clark attending by phone. Association managers Rinaldo Acri and Carol Sosko were present and ACRI employee Maggie Hinzy. Ed Maholtz Southwind Maint. Manager was present.

Minutes Approval

Minutes from the September 7, 2013 meeting were unanimously approved.

ACC Request

The ACC request by Larry Susa to install a storm door was discussed. The request by Larry Susa was approved as submitted. The Board discussed having specifications written for all storm door to be installed in the community. The Board would like a quality door such as a Pella or Anderson in a cranberry color. Once the specs are approved all ACC requests for storm doors will be automatically approved by Acri Management as long as the requests conform to the approved specifications.

General

Joe stated that he received several compliments on the Annual Meeting. The meeting was declared a success.

John Chamberlain inspected the crack sealing done in early September and indicated that he was not happy with the amount of tar filling some of the cracks. We will indicate our concern to the contractor.

Landscaping for 2014 and Forward

The Board discussed hiring a Landscape Architect at a reasonable cost to lay out the plans for the community landscaping. The tree/shrubs suggested by Jeff Schrock will be the basis for the design. Each homeowner will be given a copy of the plans for their unit and will have some say in the trees/shrubs being planted and/or removed. Rinaldo will engage a landscape architect. Once the plans have been developed for the first three phases, they will be presented to the developer of Phase IV and strongly suggested that they use the same plans to landscape Phase IV so that continuity is maintained throughout the community.

Financial Review

The September financials were not ready for presentation this early in the month and will be provided to the board shortly.

Delinquent accounts were discussed. We have one homeowner in a delinquent position and the matter had been turned over to an attorney for collection.

Homeowner accounts 31 to 90 days past due were discussed. Carol stated that friendly reminder letters have been sent to those homeowners less than 60 days delinquent. Stronger letters were sent to 3

delinquent homeowners that were 90 or more days past due. These 3 homeowner accounts will be turned over to the attorney for collection if they do not pay within 10 days from the date of mailing the collection letter. Key card access to the rec center will also be deactivated at the same time.

Deed to Common Area

John brought the Board up to date on the deeding of the common area. Negotiations are taking place with the developer on this matter and the final phase of the community is not yet completed.

Construction and Snow Making

It is anticipated that Phase IV will be completed by early February of 2014. The Board expressed concern about the flow of construction traffic once natural or snow making begins. The construction trucks currently use the slopes to access the construction site. The Board would like to limit the traffic to the upper gate and would like to monitor any damage done to the roadbed and surrounding area caused by these trucks. The Board also asked Acri to find out the developers plan for snow removal of Phase IV as the Association should not be responsible until the units are officially turned over to Southwind.

Grassy Pavers

After discussing grassy pavers John Chamberlain made a motion that we go ahead and attempt to have grassy pavers installed between units 169 and 183 in an effort to prevent from yearly snow plowing damage that area. A budget of \$8,000.00 was proposed for this project. Curtis Kossman seconds the motion and it was unanimously carried. Grassy pavers are a plastic grid that is installed and then sod/grassy goes over that. The plastic grid supports the tires last limits damage to the grass.

Gate Codes

Changing of all gate codes was discussed in an attempt to limit unauthorized traffic in Southwind. A simpler solution achieving the same outcome was to flag heavy use of a single gate code and have those heavy users codes changed as soon as possible.

Pool

After discussion on the pool furniture Curtis Kossman moved that a budget of \$15,000 be set for the purchase of new pool furniture (lounges, chairs, tables, umbrellas) at the end of the season sale prices. Joe Palko seconded the motion and it was unanimously approved.

The Board suggested that we could investigate selling the current furniture at \$50.00 a piece and would contact the other communities at 7 Springs concerning the sale.

Ed indicated we could get a discount by purchasing pool chemicals for 2014 now. They have been ordered at a sale price and will be delivered shortly.

CCR and Bylaws Change

Acri reported that both the CCR and By laws changes approved several years ago have received all the necessary signatures and will be registered in the Somerset Courthouse shortly.

Coat Drive

As suggested at the 2013 Southwind Annual meeting, Maggie Hinzy of Acri Realty will be conducting a coat/winter clothing drive for those in need in the Markleton/Rockwood area.

If you have winter coats/clothing that you no longer use and would like to donate the, simply drop them off with Maggie Hinzy (Acri Weekend Receptionist) at the Southwind Rec Center on any Friday, Saturday or Sunday from 9am-5pm. She will be collecting coats, hats, gloves, and boots for the coat drive from now through November. We have coordinated with the Old Bethel Church in Markleton to deliver these to people in need in the area. If you have any questions, please stop by the Rec Center or call Maggie at 814-352-3072.

Top 10 Community rules

As suggested at the 2013 Southwind Annual meeting, Acri Realty created a short one page list of the most common community rules, perfect for posting on your fridge or the back of your door to remind your guests. You can print out a copy at

<http://www.southwindatlaketahoe.com/doc/Top%2010%20House%20Rules.pdf>

The Southwind Homeowner Handbook was distributed at the 2013 Annual meeting and contains all the Southwind House rules at <http://www.southwindatlaketahoe.com/doc/HouseRules.pdf>

LIFT HOURS for 2013-2014:

- 11:00a.m. to 7:00p.m. on Monday thru Thursday (excluding holiday Mondays and Christmas week)
- 11:00a.m. to resort closing time on Friday (excluding Christmas week)
- 10:00a.m. to resort closing time on weekends, holiday Mondays, and Christmas week

Next Board meeting

Given the limited amount of pending action items, the board decided to cancel the routine November board meeting and schedule the next meeting for **December 7, 2013 at 8am** in the Rec Center

With no further business to discuss the board meeting was adjourned at 9:26 a.m.