

Southwind HOA

Board Meeting Notes

Saturday, December 2, 2017

At 8:06 Joe called John to conference in on the meeting. In attendance were board members: Joe, Jim, Jane, Annie and John (through conference call). Association management Carol and Katina were also present.

Minutes Approved

At 8:08am the previous meeting packet was approved.

Past Due Accounts

234 Southwind Drive is still delinquent. They have no admittance to the pool or facility with their fobs.

Front Gate Codes

Ann brought up the about changing the front gate code, the “generic” codes that are used by the vendors. A question was asked if renters were possibly given “generic” codes to use to get into the gates, if so, is it a possibility to change the renters codes after a certain length of time to cut down on people using these codes just to get into the gates to park and ski from Southwind. Joe mentioned that he will work with management in analyzing the renter’s codes and other codes of vendors and workers to see when and how they are being used. Those determine to be overused will be changed.

Fire 178/180 Southwind Drive

Rockwood Fire Chief will not release the fire report without a court order. The fire that occurred brought up questions about the locations of the fire hydrants. It was suggested up that we give a map of the locations of the fire hydrants to fire companies in the area so they know where the the hydrants are located. Reflective signs were ordered to place at each fire hydrant.

Water Pressure Valves

Joe indicated that the PRE (Pressure Reducing Valve) valves on hot water tanks only last 10 years and could need replaced. He discussed this Roy from Darr. Roy said he would put a bid in to check everyone’s water pressure and hot water tank for about \$40. An email blast to be sent by management on the PRE program to be sent sometime after the holidays. Joe also stated that if you are away from your unit that you should switch the hot water tank setting on the VAC setting.

Pool Furniture

The order for the pool chairs was placed before the end of November and a 10% discount was secured on the new strapping. New table tops have been ordered for the pool area. Greg is removing the table tops so that the base can be refinished to match the metal part of the chairs. John moved that umbrellas in the accent color of the chairs be purchased from Criterion. The motion was seconded by Jim and unanimously approved by the Board.

Delinquency Report

Carol talked about the delinquency report. Only two homeowners are delinquent more than 90 days. One is 234 Southwind and the other has promised payment by mid-December.

Financials

Jane had question about financials on pool maintenance. She mentioned that the road repair was under budget because the road repairs are coming out of the reserve fund. She wanted to know where the sealant was coded on the budget. Jane said that the AED cost needs to be expensed instead of coming out of the reserve fund.

Pothole

Joe mentioned that there is a pothole forming before the stop sign on Pritts Road when leaving Southwind. Middlecreek Township maintains this section of Road. John said he will call Middlecreek Township to see about getting it fixed.

AED

Joe mentioned that someone suggested that another AED be purchased for the exercise room. Jane seconded and it was unanimously agreed that another unit be purchased at the expense placed in general building and not against reserves. It was decided to have an AED training before the winter social in February.

Outside Issues

A discussion was held up about the crumbling driveways and could the association do anything. wanted to know if these could be fixed. The landscaping and trimming in phase I is not complete. Joe or Carol to contact Bowlby's and inform them that we are ready to complete the landscaping at Southwind. There was an issue brought up about watering the trees and plants that will be planted and it was suggest that maybe a sprinkler system be installed or perhaps have someone water and care for them, such as Seven Springs or Bowlby's. Barron's Floral does a lot of the flowers at Seven Springs, so maybe they're an option as well. Landscaping is from the reserve fund. The tunnel was painted around August/September. Signs were repaired. Next year garbage shed repairs will come out of reserve. The upper lift was fixed, Custom Contracting fixed it.

Security and Shuttle Agreements

The security and shuttle agreements were signed and hand delivered to Chris Sherbine. Schedule is the same as prior years.

Inappropriate Parking

Jim Best had people parked in driveway because construction people with trailers were taking up all the spaces. Construction needs to park in overflow parking and no parking on weekends. Contact Rex or Chris to talk with them about the construction parking their vehicles incorrectly.

Pool Attendant

Chris Sherbine should be contacted the end of February/March regarding a pool attendant being assigned to the Southwind pool and the cost per hour. The hours of 12-8 on Saturdays, Sundays and holidays were discussed with an attire of shorts and a top, no swimwear. They will be given a list of do's and don'ts.

New Rules

Tom Mole needs to be contacted concerning new rules from the committee. Ann asked to have Tom's phone number emailed to her along with a copy of the house rules so she can contact Tom.

New Amenities

At the annual meeting it was brought up about purchasing a new hot tub or sauna. The board decided that it is not a good idea.

Lawn Services Contracts

Lawn service contracts were approved for the next 3 years. Custom Contracting will have their backhoe equipment here if needed for big snow storms.

Outside Maintenance

There are cracks around the pool and needs fixed, Adam will fix in the spring with expansion cement. A bladder needs put on under the deck to prevent slips/falls. Like a canopy like funeral homes-John suggested. The bladder could be a fix. Perhaps a gas boiler at 40 degrees and heated cement. Exterior maintenance in Phase 1-should it be held off another year? Jane suggested that Phase 1 be looked at. John will do and call Chris about who's house was touched and not. Jim asked about the green decks-such as the neighboring house deck is horribly green. He suggested pressure washing and staining the decks. It was suggested that someone do a walk around to look at all decks.

Motion to adjourn meeting was made at 10:11am.