

Joe Palko's Highlights of 2008 Annual homeowners meeting Sept 22, 2008.

These are NOT the official minutes of the Southwind Homeowners Association. Those will be presented to the board and approved at a later date. These are only notes taken by me and should NOT be considered correct or official.

The meeting started off with a quorum being established and President Greg Spearn introducing other members of the board Chris Sherbine, Mary Ann Kendrish, Bart Buckley and Joe Palko.

There was a review of the financials:

Year to date balance sheet through Aug31

<http://www.wpa.net/~i4cast/southwind/doc/2008Aug31YTD.pdf>

2007-2008 fiscal year end balance sheet <http://www.wpa.net/~i4cast/southwind/doc/2007-2008BalanceSheet.pdf>

2007-2008 Approved Budget

<http://www.wpa.net/~i4cast/southwind/SW%202008-2009%20Budget.pdf>

The results from the nominating committee were reported by the president of the Nominating Committee Jane Clark.

There was one position up for vote this year. It was the position currently held by Mary Ann Kendrish.

There were 3 candidates for the position

Mary Ann Kendrish - 7 Springs;

Judy Dugan - 442 Southwind Circle;

John Koury - 161 Southwind Drive

Jane Clark announced that John Koury received the most votes and will start his term with the Dec 2008 board meeting. Future elections will follow the following schedule:

<http://www.wpa.net/~i4cast/southwind/doc/ElectionSchedule.pdf>

Greg gave a progress on the closings. About 70 percent of units have been closed this summer and a total of 125 are projected to be closed by the end of the year. The final unit in Southwind is expected to be delivered in the Spring 2009 timeframe.

Ed Maholtz, Southwind Maintenance Manager gave a review of general maintenance items around the community and a discussion of snow removal. If the dumpster you normally dump trash in is full please use another dumpster. Do not stack items outside of the dumpster. The trash hauler will not pick it up. The dumpster near the entry gate is normally empty. Ed will be getting another employee to assist him. Ed described issues and the way he does the plowing of driveways. He also mentioned that there will be getting a timer for the outdoor hot tub that will shut off automatically after a certain period of time, as most of the time homeowners forget to turn off the pumps when leaving. Ed indicated that there will be an outdoor showerhead installed in the pool area for next year and advised all to take

a shower before going into the hot tub, as body lotions and suntan oil play havoc with the chemical balance in the hot tub and can cause foaming.

Snow shoveling of sidewalks was also discussed. Individual unit sidewalk shoveling is not covered under the HOA dues. If you desired to have your sidewalks shoveled at your own cost, you need to sign up at the HOA office. Renters in the Seven Springs rental pool are required to have this additional service.

The board received a couple of requests that sidewalk shoveling be done by the HOA and billed to everyone. The board discussed this at 2 of its' previous meetings and does not want to add this addition cost to the HOA. The board estimates that if taken over as a HOA expense could add as much as \$240 to each homeowner's yearly dues. (\$20 a month).

A discussion of the Rec center followed...

Your board members established some basic rules and regulations for the use of the Rec Center and was presented to the floor for discussion:

The Southwind Homeowners Association assumes no liability on use of the Southwind Recreation Center, pool and the gym areas. Use of the area is at your own risk.

Limited Access:

Access to the Southwind Recreation Center and pool area will be limited by installation of 4 key card readers.

- One on the front door of the main level of the Rec Center.
- One on the door leading from the Southwind Recreation Center basement/gym area to the stairway
- One on each of the two entry gates off the pool deck.

Until the key card readers are installed, the doors will be open only during the Ed Maholtz' or Chris Sherbine' normal hours on the mountain.

The plan is to issue 2 key cards issued per homeowner, which will allow access at all 4 key card readers. The upper level of the Southwind Recreation Center is intended for use by Southwind homeowners and their guests only.

Key cards issued by the Seven Springs rental pool will limit access to the 2 entry gates of the pool deck allowing access to the pool deck and basement/gym area only. Those renting a unit in Southwind will be restricted to the pool area and lower level of the Southwind Recreation Center only.

Key cards will be disabled for homeowners that are 30 days or more past due on their homeowner association dues, special assessments or have outstanding late fees.

Tracking and surveillance:

The Southwind Recreation Center and pool will be under 24 hr video surveillance and recording. Use of the video along with tracking of key card serial numbers will be in place and be used as required at the discretion of the Board and local law enforcement.

Lost key cards:

Treat your key cards as you would a credit card. Do not lend or use your card to allow others access. If you loose your key card you need to notify the Southwind HOA office immediately so that the key card serial number can be disabled. Cost of reissuing additional key cards will be paid for by the homeowner.

Use of exercise/gym equipment:

- All minors under the age of 18 must have signed parental liability wavier to use gym/exercise equipment.
- Children ages 16 and over may use the gym/exercise equipment without parental supervision.
- Children ages 13 through 15 must have parental supervision.
- Absolutely NO Children under the age of 13 are permitted to use the gym/exercise equipment.

USE OF EQUIPMENT IS AT YOUR OWN RISK

Upper level of the Southwind Recreation Center limitations:

Absolutely NO Children under the age of 13 are permitted in the Upper level of the Rec center without parental supervision.

Use of the Rec Center loft area shall be with consideration of others on the main level and noise level must be kept to a minimum.

Pool/Spa Rules and regulations

Seasonal Hours of the pool/spa are as follows.

- 9am to 9pm Opening day through August 15.
- 9am till dusk. August 15 through Closing Day

No Lifeguard on duty.

Swimming, use of hot tub and pool deck areas are at your own risk!

Absolutely NO after hours pool/spa use is permitted.

NO glassware/bottles in or around the pool deck.

NO diving permitted.

NO jumping off of boulders.

Rental of Main level of Rec Center

The rental of the main level of the rec center was discussed in detail. Initially the board drafted up a set of rental rules and requirements, and this was described by Bart Buckley and Joe Palko at the meeting. There was a lot of feedback from the floor on these proposals. After a detailed discussion, votes were taken and it was determined that the majority of those present wanted the following limitations.

- did not want rentals to be permitted to non homeowners unless the board approved under special circumstances.
- did not want any Saturday or Sunday or Holiday (and any Holiday rate period days)
- require a large security deposit from homeowners

The board will draft up a new set of rules over the next couple of months and welcomes feedback from all homeowners on their suggestions.

The board also approved the installation of a Knox-Box key lock box system in the gatehouse. For details you can see <http://www.knoxbox.com> . The total installation cost for the HOA will be a one time fee of around \$1300 and will be installed in the gatehouse. There will be no cost to the individual homeowner. This is a very secure system used for the fire/police/ rescue to get access to your home. It will be up to the homeowner and they can opt out of having their keys stored in the secured vault for use by emergency personnel only. Otherwise the only other option for fire/police/rescue would be to breakdown your door in an emergency.

There was input from the floor. Some topics discussed were:

- Lift policy
- Comments about the slow lift and adding chairs to the lift
- Padding will be added to the Chairs for this winter
- For legal and state licensing purposes, the resort retains ownership of the lift
- Awkward unloading area...chairs too low
- Request for an additional sign on Pritts Distillery Rd for Southwind.
- Add bottle and basket to the Rec center Gym for cleaning of the seats
- Suggested a feedback group to the resort made up of one member from each Seven Springs community.

Bill Cavalcante Seven Springs Mountain manager attended and gave a presentation about snowmaking. He indicated that there are 1200 snow guns on the mountain. 534 are the maximum that can be used at one time. The resort is going green and converting the diesel compressors to electric compressors. Bill indicated that there are many more factors than the outside air temperature when making snow. *(Joes comment: For example the humidity is a critical factor as wet bulb temperatures need to 26 degrees or less. You can see the current wet bulb temperature at Lake Chipmunk at the following site in the lower right <http://www.aws.com/full.asp?id=SVSPR>).* Water temperatures are important too. Last year during the Christmas holiday, even though temperatures fell below the threshold for normal snowmaking, water temperatures in Lake Tahoe were still 46 degrees limiting snowmaking. Normally in the winter, water temperatures are below 36 degrees.

Greg gave all an update on the resort...

- The plans are for a possible installation of a Zip Rider and upgrading the Alpine Slide to an Alpine Super Slide and Monster Coaster.

- New person in charge at the resort of Food and beverage.
- The coffee shop will be closed in the fall and upgraded
- Champion Spa will be shutdown and a new Spa will open at the resort
- There will be an addition of a Sweet Shop for candies etc.
- The goal of the resort is to make the Sporting Clay facility the best sporting clay facility in North America.
- Barbra Mandrell will be bringing 1100 shooters to the facility in the spring of 2009.
- Possibility of a gourmet general store at the resort.