



Southwind at Lake Tahoe, Inc.  
Annual Homeowners Meeting  
September 10, 2011  
9:00AM – Noon  
Alpine Room

The September 10, 2011 Annual Homeowners meeting was called to order at 9:09 a.m. by board member Tom Mole.

John Koury established a quorum with 30 homes represented at the meeting in person and 30 proxies submitted, giving a total of 60 homes represented and totaling more than the 20% required.

The members of the Southwind Board and Management Company introduced themselves to the homeowners.

Tom Mole asked for a moment of silence in recognition of the 9-11 anniversary.

Tom Mole presented a donation in the amount of \$5,000 to Chief Jim Saylor of the New Centerville VFD. Mr. Saylor thanked the community and Board for their generous donation and explained that all of their services are volunteer and it takes approximately \$130,000 just to operate the fire department without any new supplies and/or upgrades. Tom Mole encouraged members of the community to make their own donations to the fire department as well.

Joe Lewis made a motion to approve the Annual Homeowner meeting minutes from September 11, 2010. The motion was seconded by Arnie Burchianti and carried unanimously.

Bob Denove reviewed the financials from the 2010-2011 fiscal year. He explained the reserve study and how it is being used as a tool for savings and the very conservative investment policy being implemented.

Bob Denove noted that as of the date of the meeting there was only one delinquent homeowner.

Mr. Jeff Coulter gave an update from Seven Springs Mountain Resort. He explained the new zipline, segways and summer tubing as well as updates on the festivals. Mr. Coulter updated the homeowners on the new beginner to level two area that is being constructed for winter 2011 and the Rossignol ski rental area. Mr. Coulter explained that the Laurel Mountain facility is ready to go to bid and is hoping for a possible 2012 season opening. Mr. Coulter answered homeowner's questions and concluded by thanking the homeowners for being a part of the resort family.

Lauri Jones gave an update on the ATV policy that was recently implemented. She explained that much time and research with the DCNR was put into the decision.

Heidi Corsello gave the Managers report. She explained that snow shoveling policy for winter and the emergency card information that was passed out to homeowners upon their arrival.

Heidi Corsello explained the process of the exterior maintenance program for Southwind and thanked John Chamberlain for his assistance in offering a consultant free of charge to review the exterior maintenance work being done on Phase I. Phase II will be done in 2012 and Phase III will be completed in 2013.

Heidi encouraged homeowners with individual issues to please contact the Association office directly and she would assist each homeowner personally.

Homeowners were very excited to hear that management and the resort are negotiating new trash removal contracts that would include recycling.

Ed Maholtz gave the maintenance supervisors report. He explained that the pool would be closed as of 9/11/11, new tires have been put on the truck and he's ready for winter! He encouraged the homeowners to change their smoke detector batteries, thermostat batteries and garage door key pad batteries as well as furnace filters. It was noted that any of these requests can be done by Ed through a work order by calling the Association office.

Bob Denove gave the Nominating Committee report. He noted that 55 ballots were received and one had to be disqualified for having an invalid address. The candidates were John Chamberlain, Jane Clark, John Koury and Curtis Kossman. The two new Board members by majority vote are Jane Clark and Curtis Kossman. Bob Denove thanked John Koury for his dedication and hard work over the past years.

The ACC report was given by Tom Mole. He explained that the Phase I driveway sealing will be done in the near future and only during the week as not to inconvenience homeowners.

There was discussion from several homeowners on radon testing and Joe Lewis was going to email Heidi Corsello the information he had on testing units. If Homeowners are interested, they may contact Heidi for the information.

Joe Palko gave the Cost Savings Committee report and reviewed the survey results and noted that the Committee will make recommendations to the Board.

Joe Palko reviewed the landscaping that was done and noted that the Committee will make any recommendations for changes to the Board.

Joe Palko gave the Pool and Rec Center Committee report and noted that there are age limits for unsupervised Rec Center use. He explained that the new signage is up and asked that homeowners please monitor their children. Joe explained that new higher definition cameras will be installed in the Rec Center in September.

A homeowner suggested looking into additional gym equipment on a possible lease program.

The 2012 meeting schedule was announced. The Southwind Board meetings will be May 5, 2012 and December 1, 2012 and the Annual homeowners meeting will be September 8, 2012.

A homeowner suggested a food/clothing donation box placed at the Rec Center to donate to the Fayette County food bank.

There was a discussion on winter parking, signage and house rules as well as towing and rentals.

Tom Mole discussed the possible use of a portion of Southwind for the 2012 24-hour bike race.

Barb Koury made a motion to adjourn the meeting at 1:15p.m. The motion was seconded by Russ Lowell and carried unanimously.