

Southwind at Lake Tahoe, Inc.
Annual Homeowners Meeting
September 14, 2013
10:00 a.m. – 1:00 p.m.
Southwind Rec. Center

The September 14, 2012 Annual Homeowners meeting was called to order at 10:05 a.m. by Board President Joe Palko

Rinaldo Acri established a quorum with 23 homes represented at the meeting in person and 28 proxies submitted: a total of 51 homes represented totaling more than the 20 % required.

The Board members introduced themselves to the homeowners.

Joe Palko introduced the new management company, Acri Realty. Present at the meeting were Rinaldo Acri, Property Manager and the Acri staff at Southwind, Carol Sosko and Maggie Hinzy.

Ed Maholtz, Southwind Maintenance Supervisor was also introduced.

Curtis Kossman made a motion to approve the Annual Homeowner meeting minutes from September 8, 2012. The motion was seconded by Jane Clark and unanimously approved.

Joe Palko gave the President's report. Joe stated the one of the major changes over the past year were the monthly board meetings held the first Saturday of each month at 8:00 a.m. in the Rec. Center. He invited all homeowners to attend and participate in the monthly meetings. There was a change in management companies from 7 Springs to Acri Realty. Acri began managing the Association in March of this year. The By-Law change has been ratified by the homeowners and the Board is now confirmed at 5 members. The CC&R change has yet to be ratified. Joe urged every homeowner to approve the change by signing the required form. Gate maintenance improvement and Rec. Center entry keys were also improved over the past year.

Private rental of the Rec. Center was also discussed. Active discussion took place on homeowner's renters using the Rec. Center especially the upper level. Jane pointed out that the CC&R's provide that the common areas for the use of homeowners, guests and tenants and limited access was not a current option

Owners of units would need opt in to the upper level restriction. If a homeowner's tenant damages any common area, the bill is sent to the homeowner for payment.

Homeowners expressed concerns regarding the response time by Security. John Chamberlain offered to bring these concerns to the attention of Eric Mauck of 7 Springs.

The new handbook of House Rules was handed out at the meeting. There is now a fine attached to violations of the rules. After a warning letter regarding the violation a fine may be imposed. It was suggested that also a one page rule list be available to be posted in units if the owners rent.

The formal meeting was set aside so that Jeff Coulter from 7 Springs management could speak with the homeowners on the improvements and exciting events occurring at the resort. The resort has initiated a "Go Green" initiative for the hotel and restaurants. There is a new recycling dumpster located beside the stables in the upper parking lot. The resort has also been actively planting trees and improving sheds and huts on the mountain. Jeff mentioned the purchase of Hidden Valley by 7 Springs with more details to follow. A question and answer period following Jeff's talk with enjoyed by all homeowners.

The meeting resumed with Joe Palko mentioning the strict enforcement of towing illegally parked cars. Joe also warned the homeowners that the cars will be towed by Dimond Towing to the Greensburg/New Stanton area.

Jane Clark said the financial condition of the Association is strong. The Reserves are funded each year through dues and this year the savings from operation in the amount of \$38,000 will also be placed in reserves.

Curtis Kossman spoke on the ACC Committee and the necessity to submit a completed request form to be submitted to the Committee before starting any work. Any changes made without approval by the Committee must be removed.

John Chamberlain gave the results of his discussions with Eric Mauck on the road agreements. The community will now pay 15% of the maintenance from the entrance to Village Drive to the stop sign at Pritts road. This is a reduction from 30%.

John Chamberlain stated he was also successful in getting Middlecreek Township to maintain the portion of road from the Pritts road stop sign to the entrance to Southwind. This is a present cost savings of \$8,000 from snow removal alone. Middlecreek township will be responsible for snow removal as well and maintenance/paving on this section of road.

John Chamberlain also stated that there has not been a net increase in HOA dues for the past 7 years. The implementation of other cost savings were also mentioned.

There was discussion on the absence of a pool attendant during the 2013 summer season. A pool attendant costs approximately \$5,000 per season. Acri has an employee at the Southwind Rec. Center on Friday, Saturday, Sunday and holidays and has been keeping an eye on the pool violations. The homeowners voted by a show of hands not to reinstate a pool attendant for the 2014 pool season.

Also discussed was a proposal from the Pool and rec center committee to implement a no alcohol policy because of problems over the past several years. Only 1 or 2 incidents have occurred each year. A show of hands indicated there was not enough support to the no alcohol policy, but of greater concern is glass in the pool area. It was suggested to get cost of draining and cleaning the pool if glass was broken and post that cost that the owner will be responsible for the cost.

A homeowner suggested that the Association collect slightly used and unwanted ski jackets to needy families in the area. Another suggestion was an Angel Tree at Christmas.

There were two board seats to be filled at the Annual Meeting. Jane Clark gave the results of the ballot count and the new board members are Joe Palko and Anne Miller.

John Chamberlain gave a motion to adjourn the meeting at 1:06 pm, seconded by Jane Clark and unanimously carried.