

Southwind at Lake Tahoe, Inc.
Annual Homeowners Meeting
September 17, 2016
10:00 a.m. – 1:00 p.m.
Southwind Rec. Center

The September 17, 2016 Annual Homeowners meeting was called to order at 10:20 a.m. by Board President Joe Palko.

Joe introduced Abe Wagner and her team from Berkshire Hathaway Realty and thanked them for providing breakfast for the annual meeting.

Carol Sosko established a quorum with 48 homes represented at the meeting in person or by proxies. A total of 48 homes represented totaling more than the 20% required.

Board members Joe Palko and John Chamberlin were in attendance, Jim Best attended by phone. Joe thanked John and Jim for their hard work as well as Jane and Annie.

Rinaldo Acri of Acri Commercial Realty, the HOA community management company was introduced and said it was a pleasure to work for Southwind.

Joe introduced Chris Plumber as Director of Development for Seven Springs. Chris presented a slide show and talked about the improvements past and present for the resort.

Joe introduced Scott Swank from Laurel Highlands Reality. Scott spoke about the real estate how it was up last year, and slightly down this year. Joe also thanked Scott for providing the luncheon after the Annual Meeting.

Joe stated that this year the weather will be like last year's weather, milder than usual in the beginning and colder and more snow at the end of winter.

Joe introduced Greg Shaulis, of N.J. Newman Enterprises. Greg told the Homeowners that NJ Newman offers full time service to the community 24 hours a day, 365 days a year. Greg explained services offered. Joe suggested that the association could put Greg's list of services and prices on the Southwind Web Site. N.J. Newman also has the contracts for snow removal and landscaping for the Southwind Community. Greg is coordinating with the Board and Custom Contacting to have a piece of equipment on the mountain in case of a big snow event. Custom will have a qualified man to run the equipment.

Joe asked for a motion to approve the minutes from September 19, 2015. Tim Oury and Charlene Chu moved that the minutes from September 19, 2015 be approve. They were unanimously approved.

Joe told the homeowners that they are welcome to attend the Board meetings held October, December, February and August. Check the Southwind web site for dates and times.

At this time there is no increase in dues.

Driveway sealing was done in Phase 3 and 4 and some roads were sealed along with Pool Parking and the Rec Center.

Bowlby Landscaping has been doing the landscaping for Southwind Community, they will finish when cooler weather arrives and it is the best time for planting. We have coordinated with Bowlby to make sure they have the plants as indicated in the landscaping plans prepared for Southwind. Homeowners are given the opportunity to choose from a selected list of trees/shrubs to replace those removed.

The HOA has purchased 4 pool deck tables to replace those with cracks and chips.

The beach area at the pool will be replaced next week. Broken and chipped tiles surrounding the beach area will also be replaced. AquaSafe will be using a product called Diamond Brite on the beach area. AquaSafe Pool Management came highly recommended for their finishing work. They did the new tile and surface refinishing at the Villages last year.

Kim Buckley requested to keep the pool open longer. Due to work scheduling the pool cannot remain open after September 18th.

A new pool cover was purchased this year. The original pool cover had a 15 to 17 warranty. Jim Best saved the HOA \$6,200.00 for referring back to the original company.

After discussion on changing the ski lift hours for the coming season, a vote was taken by a show of hands. The majority of homeowners present wanted the ski lift hours to remain the same as prior years.

In case of a big snow storm, Joe mentioned about a closed group on Facebook or Twitter that the homeowners could get on and read what is going on with snow removal and road conditions. The Facebook and Twitter link will be on the Southwind at Lake Tahoe website.

Sensors for water shut off valves in the floors may be purchased at Lowe's.

Financials were discussed, and The HOA is \$83,000.00 to the good for the fiscal year ended June 30, 2016. An additional \$35,000.00 was put in a special snow removal fund to cover the cost in case of another a big snow storm. The fund now has \$70,000 set aside for snow removal. The balance was transferred to the general reserve fund.

Ski lift lights and labor cost is \$4,800.00. The Board would like to try LED lights in the ski lights as a power saving measure. Southwind and Seven Springs are trying to save power as much as possible. Can a grant for electric savings be obtained?

There were 3-4 trees oak trees cut at Lakeside Trail, are we replacing theses?

There was concern by some homeowners about gravel being blown by the snow blowers. Someone suggested just using salt on the road without antiskid.

Joe discussed the fee being charged Southwind homeowners to use the ski lift to come up the mountain. Southwind Homeowners will be permitted one ride down and up at no charge.

A discussion was held on Village Drive road maintenance. Currently the Southwind community pays 15% of the total road maintenance.

Joe announced that a new access system, security system and cameras have been purchased for the Rec. Center. The installation will be complete before Thanksgiving. Emails will be sent concerning the type of access a homeowner wants (full access or access limited to the pool area only), when fobs will be ready for pickup and a copy of the Rec. Center and Pool Access Agreement. Homeowners will be required to sign the Access Agreement at the time fobs are picked up at the management office. Each homeowner will receive two (2) fobs.

The house rules have been revised to keep current with the changing needs of the community. A copy of the house rules can be obtained on the Southwind website or by emailing (carol_sosko@acrirty.com) or calling the management office (814-352-3072) and requesting that a copy to be emailed to you.

Kim Buckley volunteered to organize the Socials held at the Rec Center.

John Koury, Chairman of the Architectural Control Committee, reminded the members that an ACC request form had to be completed before any outside changes can be made to a townhouse. Forms are available from the Management office. The Committee with Board approval selected the current outside light fixtures to be used throughout the community. Some homeowners stated that they cannot remove screws to replace burned out light bulbs. A tool called Vampliers will be purchased for homeowner to borrow. The Vampliers will be kept in the management office.

John Koury gave the results of the election. 62 ballots received, 1 ballot was invalid. The votes were Joe Palko 60 and Ann Miller 59. Both candidates will serve for a 3 year term.

A suggestion was made to move the annual meeting from September to October to coincide with autumn fest at the resort. It was also suggested that members be permitted to join the meeting via conference call. The Board will discuss both matters at a Board meeting and investigate what needs to be done to change the governing documents. Joe asked for the meeting to be adjourned and Joe Lewis adjourned the meeting at 12:20.

