

Southwind at Lake Tahoe, Inc.
Annual Homeowners Meeting
October 5, 2019
10:00 a.m. – 12:15 p.m.
Southwind Rec. Center

Before the annual meeting began Joe introduced Abe Wagner and her team from Berkshire Hathaway and thanked them for providing breakfast for the annual meeting. Abe gave an update on the real estate market and PA Senate Bill 539 and tax breaks offered for the individual selling this year.

Jeff Coulter, Director of Administration for 7 Springs Resort, gave an update of new groomers purchased. He also stated that the festivals at the resort are growing as well as the number of weddings. There is a recycling bin open to homeowners near the stables to further the resorts "Go Green" initiative. A new ski patrol director from Blue Knob was hired this year. Upgrades to snowmaking equipment and lifts is an ongoing effort.

Joe Palko then called the 14th Annual Meeting of Southwind homeowners to order at 10:10 a.m. .

Carol Sosko established a quorum with 46 homes represented at the meeting in person or by proxies. A total of 46 homes represents more than the 20% required to hold the annual meeting.

Board members Joe Palko, Jane Clark were in attendance and attending by phone was James Best.. Joe thanked the Board members for their hard work during the past year.

Greg Shaulis of NJ Newman is still handling landscaping, driveway snow removal and well as general work for the Association. NJ Newman is also handling emergency calls and other work orders for individual homeowners.

Joe then gave the winter weather report. Last year's ski season was the wettest on record with 9 ice storms. High winds caused shingles to dot the decks and lawns. The average temperature was 72.8. This December should be warm. January and February should be colder this year than last year. The Southwind lift will probably not open early this year. It will be a slow start for the ski season and for the Southwind lift.

A motion was made from the floor to approve the 2018 Annual Meeting Minutes. By a show of hands the minutes were approved.

Due to a 2019 wet spring asphalt repair has been postponed to 2020. Weep hole in bridge were cleaned to operate properly. Clogged street drains are being cleaned on a regular basis.

Jane gave the treasurer's report. Once again, the Association closed the year under budget due to the implementation of cost savings over the years. The excess from operating will be transferred to reserves. The reserve study done in 2015 has been fully funded with over \$1M in reserves. Once again there is no dues increase to the homeowners. Financially the association is very well positioned.

Joe announced that there was no dues increase for the fiscal year beginning July 1, 2019. It was suggested that driveways not be cleared of snow for those homeowners who are more than 30 days delinquent on their monthly dues.

The Board is working on a trek type deck posts and railings. The board is also looking for someone to make a rail cap that will withstand the weather.

Scott Swank of Highlands Resort Realty spoke to the homeowners thanking them for their continued loyalty to the resort real estate office. Joe thanked Scott for providing lunch for the homeowners to be served after the meeting.

The Association website contains upcoming meeting dates, minutes of prior meetings and other important information. Please keep informed by going to www.southwindatlaketahoe.com.

There were 2 vacant seats on the Board this year. Joe Palko and Michael Kearney were elected to continue to serve on the Board.

The next scheduled monthly meeting is December 7, 2019 in the Rec. Center at 8:00 a.m. The next annual meeting is scheduled for October 3, 2020.

Joe invited all to enjoy the pool side luncheon.

On motion made from the floor Joe adjourned the meeting at 12:01 p.m.