

Southwind at Lake Tahoe, Inc.
Annual Homeowners Meeting
October 7, 2017
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 for the mountain communities.

The October 7, 2017 Annual Homeowners meeting was called to order at 10:01 a.m. by Board President Joe Palko.

Carol Sosko established a quorum with 73 homes represented at the meeting in person or by proxies. A total of 73 homes represented more than the 20% required to hold the annual meeting.

Board members Joe Palko, John Chamberlin, Jane Clark, Ann Miller and James Best were in attendance. Joe thanked the Board members for their hard work during the past year.

Joe then gave the winter weather report for the upcoming ski season. We should have more natural snow for skiing this year compared to the last two years.

Joe introduced Jeff Coulter, Seven Springs Administration Director. Jeff presented a slide show and talked about past, present and future plans and improvements for 7 Springs, Hidden Valley and Laurel Mountain. Jeff also held a question and answer session.

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 they offered. N.J. Newman 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 for the Southwind Community in the event 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, 2016. Tim Oury and Charlene Chu moved that the minutes from September 17, 2016 be approved. They were unanimously approved.

Joe told the homeowners that they are welcome to attend all of the Board meetings held throughout the year. Check the Southwind website for dates and times.

Driveway sealing was done in Phase 1 this year. The Board will be doing a full inspection of Phase 1 in the Spring of 2018 looking at the landscaping and any needed painting or repairs to individual townhouses. Since Seven Springs has been doing remediation of townhouses in the

community, not all townhouses will be painted at the same time. Those townhouses requiring outside painting will be priced individually. Management will arrange for one contractor to do all the painting at a bulk price.

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. Most of Phase 1 has been completed and the Board will concentrate on Phase II next spring. Any homeowners who have dead trees or plants in their yards were asked to notify the management company and those trees will be removed and new plantings done regardless of the location.

The Association purchased an AED and it is in a weather proof cabinet outside the main door of the Rec. Center. This location was chosen as it is accessible at all hours by all homeowners in an emergency. The Board asked if there was a qualified homeowner to offer group training to the homeowners. The entertainment committee, Kim Buckley and Ann Miller, plan on having a training session or two for the homeowners.

Tom Mole has volunteered to chair the House Rules Committee and he is also looking for volunteers. The plan is to review all the house rules to ensure that all homeowners and guests enjoy all the facilities at Southwind.

Steve Glaser, Chairman of the Pool and Exercise rooms at Southwind is also looking for volunteers. This past year a new upright bike was purchased for the cardio room and the beach area at the pool was resurfaced using diamond bright. A pool attendant will be hired for the 2018 pool season. The exact duties and work hours for this person have yet to be defined. The pool was opened until October 8th this year.

Joe opened the floor to members for suggestions on how to improve or make additions to the Rec. Center facilities. A survey will be prepared for all homeowners to vote on enhancements that could be made. Some suggestions were: a separate hot tub to be purchased for winter enjoyment and for adults only in the summer or a sauna or steam room installed. Please let management know if you have any ideas on how to enhance the recreational facilities.

Joe asked Jane to speak on the financial condition of the Association. Jane reported that the reserves for Southwind are well funded, operating accounts are sufficient to meet monthly expenses and that there will be no increase in monthly dues for the coming fiscal year. A recap of the financials is posted on the community website.

John Koury, AC Committee Chair, spoke to the members about the procedure to follow when requesting alterations to the exterior of their townhouses. The application can be obtained from the management office.

Jane Clark and Betty Best, nominating committee, asked John Koury to count the votes since Jane Clark and Jim Best were running for reelection to the Board. John reported that there were 4 candidates running for the Board, 57 votes were cast and Jane and Jim will remain Board members for the next three years.

Joe thanked Scott Swank of Highlands Resort Realty for the luncheon being served at the pool and Scott said a few words on the condition of sales in Southwind. Sales are picking up and the trend for the immediate future is good.

Joe invited all to enjoy the pool side luncheon.

The next scheduled monthly meeting is December 2, 2017 in the Rec. Center at 8:00 a.m. The next annual meeting is scheduled for October 6, 2018.

On motion made by John Koury and seconded by John Chamberlain Joe adjourned the meeting at 12:15 p.m.