

**Southwind at Lake Tahoe, Inc.**  
**Annual Homeowners Meeting**  
**October 16, 2021**  
**10:00 a.m. – 1:22 p.m.**  
**Southwind Rec. Center**

Joe Palko then called the 16<sup>th</sup> Annual Meeting of Southwind homeowners to order at 10:00 a.m.

Carol Sosko established a quorum with 45 homes represented at the meeting in person or by proxies. A total of 45 homes represents more than the 20% required to hold the annual meeting.

Board members Joe Palko, Jane Clark, Jim Best and John Khoury were in attendance.

Joe introduced Acri Property Management Rinaldo Acri, Carol Sosko and Bridget Hensel. The board then introduced themselves. Homeowners went around the room and introduced themselves.

A motion was made from the floor to approve the 2019 Annual Meeting Minutes. By a show of hands, the minutes were approved.

Joe then gave the winter weather report for the 21-22 ski season. It's looking like a cold, fast start to Winter with some lake effect snow that has been mostly absent in the past 5 years in Western PA.

Joe gave a recap of road work that was done in 2020 while oil and asphalt prices were low.

Joe discussed the issues with the current gate entry system. i.e., people using old rental unit codes, piggybacking, coming in the out gate to access Southwind and park to ski. We are currently looking into an ip based system. Possible lighter gates or a camera system.

Joe discussed the meeting that was held with managers and board members from the other communities to discuss issues that seem to affect all communities.

Joe discussed the up coming items homeowners need to be aware of. Roofs are going to need redone soon. Decks and railings are becoming an issue. A homeowner suggested the manager needs to source out contractors and get pricing for decking, roofing, pressure washing. It was also suggested that new lighting be investigated. Porch lighting and community lights. It is very dark in the community.

Joe reiterated the dumpster issue. Extra charges when the lid isn't closed, or trash is left outside of the dumpster. Steve Morgan is currently talking with Waste Management to see what can be done about the extra charges. One option is no lids.

Jane gave the treasurer's report. Southwind continues to maintain a strong financial position with the combination of cost controls and strong early Reserve funding. We have had no increase in assessments for 8 years, have Reserve funding that exceeds our requirements, have few delinquency problems, and believe that we will continue to be strong financially in the foreseeable future.

Rinaldo Acri gave the managers report. He advised he will need to look into updating the service package. If homeowners want the board to be in charge of certain exterior issues.

Jane gave the Nominating Committee report. John Khoury was reelected.

John Khoury gave the ACC Committee report. The ACC form is available on the website and in the office for any exterior changes you would like to make. Please get your request in early to allow time for the committee the time they need for research and site inspection.

Jim Grennen gave the House Rules Committee update. He explained the new tier system for violations. There is now an objection for to fill out to object to or request a hearing for the violation.

Joe gave the Rec Center/Pool Committee update. Trees were removed for a better view at the pool. Gym equipment will be evaluated for replacement.

Joe gave an update on Landscaping. There is still one phase to complete. Bowlbys is going to do their best to finish it this Fall. They are having staffing issues.

Joe gave the Social Committee update. All socials are on hold due to Covid restrictions.

The next scheduled monthly meeting is December 4, 2021 in the Rec. Center at 8:00 a.m.

The next annual meeting is scheduled for October 1, 2022.

A motion was made from the floor Joe adjourned the meeting at 1:22 p.m.

The Association website contains upcoming meeting dates, minutes of prior meetings and other important information. Please keep informed by going to [www.southwindatlaketahoe.com](http://www.southwindatlaketahoe.com).