

**Southwind at Lake Tahoe, Inc.**  
**Annual Homeowners Meeting**  
**September 12, 2014**  
**10:00 a.m. – 1:00 p.m.**  
**Southwind Rec. Center**

The September 12, 2014 Annual Homeowners meeting was called to order at 10:04 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 30 homes represented at the meeting in person and 17 proxies submitted. A total of 47 homes represented totaling more than the 20% required.

The Board members introduced themselves to the homeowners with each giving a short biography.

Joe thanked the Board members for the decision to run for the Board and for all their hard work during the past year. He stated that each member devotes a minimum of 8 hours per month to fulfill their duties to the community.

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

Joe introduced Greg Shauls of N.J. Newman. N.J. Newman's maintenance team replaced Ed Maholtz. Greg told the group that his crew members are not just handymen. They offer full service to the community 24/7/365. If a member of the Newman team cannot complete a project they recommend a qualified expert to complete the task. Greg has personally been working on the mountain for over 20 years.

Depending on the type of service being performed service rates range from \$25 to \$40 a hour during the regular work day. There is a minimum \$35 charge for someone to come to the mountain after working hours.

Homeowners should call the Southwind HOA number 814-352-3072 to receive both regular and emergency service. This phone is answered 24 hours.

The N.J. Newman crew is on the mountain every week day with one staff member on the weekends.

Joe explained to the membership that the Board evaluated and studied the cost of having a maintenance supervisor full time at the community. Other mountain communities do not have a full time maintenance supervisor. In the summer months there is only a need for maintenance person about 3 or 4 hours a day and the cost of having to pay someone for 8 hours did not seem the prudent. Ed only worked a 40 hour week and Newman was his backup in off hours so Newman is familiar with the community.

Newman has done the landscaping at Southwind this year and was awarded the snow removal contract for the coming season.

A homeowner asked why there was a 15% charge added by the Association on vendor invoices for individual work done. Jane explained that the old charge was \$50 a call for work done by the maintenance supervisor. After consideration it was determined that charging a percentage was more equitable than a flat fee of \$50. The management company answers the call and finds someone to do the work for the individual, opens the door for the vendor. The 15% additional is charged by the Association to cover the extra work performed by the management company. The amount charged is kept by the Association and is not paid to the management company.

Jeff Coulter, Executive Director of Administration for 7 Springs was introduced and Jeff presented a slide show and gave a talk on the improvements that have been made and those to be made in the future at the resort.

A homeowner asked Jeff if the resort would consider opening a small deli/market at the resort for the convenience of the homeowners. Jeff said that it may be considered.

On motion made by John Chamberlain with a second from Joe Palko, the minutes from the September 13, 2013 annual meeting were approved.

Joe resumed the meeting and invited the homeowners to attend the monthly meetings. Meetings are scheduled to be held in October, December, February, March, May and June. Be sure to check the Southwind Website at [www.southwindatlaketahoe.com](http://www.southwindatlaketahoe.com) for changes to meeting dates. The meetings are held at 8:00 a.m. in the Rec. Center on the 1<sup>st</sup> Saturday of the month. Things to be addressed at future meetings include asphalt paving and the ski trails.

During the past year, the association purchased a new ice maker, installed an outdoor grill at the pool, installed LED lights on property, and purchased a radon tester for homeowners use. Driveway repairs and maintenance was put on hold while core samples of selected driveways and road beds were taken. The Association has also

started collecting a 3 months initiation for resale buyers. This money is deposited directly into the reserve account for future use.

Last year's used winter coat drive was a success. If you have usable winter coats, gloves or scarfs please drop the items off with Maggie at the Rec. Center by December 10<sup>th</sup>.

A homeowner stated that they called the Diamond Towing number to have a car parked in their driveway towed. They were told that Diamond was no longer doing tows at 7 Springs communities. Management will follow up and confirm the correct number to call. If you have issues with illegally parked cars call the management company.

House rules regarding noise complaints were discussed. Homeowners have been calling security and the response is not prompt or effective. The security agreement is up for renewal and this will be brought to the resort's attention. Notify Carol at the management company of any security calls and she will follow up to get a report from security and notify the homeowner of the violation. The second violation carries a \$100.00 fine.

The ATV map that was recently sent to homeowners is no longer valid. Non-licensed recreational vehicles are not permitted to be on 7 Springs property. Curtis said that he is looking for alternate routes and when available will have a new map distributed.

Jane presented the financial condition of the Association. There was a loss of \$24,000 last fiscal year. The major cost was the asphalt work on Southwind Drive. Snow removal is the biggest line item on the budget. After 8 years of no increase dues were raised 3.6% effective July 1, 2014. The reserve study was updated this year and it is hopeful that the increase in dues for this year will add to the reserve funds to meet future needs. The Board is hoping that future increases will be tied to inflation.

Homeowners were reminded that an Architectural Control form has to be completed and approved by the Committee before any outside changes to your unit can be made. Call the management office for the form.

John Chamberlain, head of the cost saving committee then told the members about the new snow removal plan to be initiated this coming season. Last season a test of snow blowing compared to the traditional driveway snow removal was conducted on Southwind Court. From the results it appeared that snow blowing the driveways was more efficient and less expensive than the old method. This season all driveways and sidewalks will be cleared by the association. If you rent your townhouse through the resort you should check to see if any additional work is required under your rental agreement. Because this is a new method of doing the snow removal your input is appreciated. Call Carol with any concerns, complaints or questions. Remember this is still a trial.

The resurfacing and snow removal of the Old Pritts Road section of road is now taken care of by the Township.

The Board will be doing an inspection of the common grounds before the transfer of the common grounds to the Association. The grounds are to be transferred by December 31, 2014. There were 13 asphalt cores tested and the results were that all 13 were deficient in at least one area of the test. The Board has hired an engineering consultant to review the test results and to inspect the other common areas of the community.

If your driveway needs to be replaced or repaired it is your responsibility to see that the work is done at your expense. This is not an Association expense. The Board has the right to tell you that your driveway needs replaced or repaired and will put together a program with one qualified vendor and have all driveway paving done at one time in order to get a bulk price. This right is given to the Board in the governing documents the same as the exterior maintenance program.

Joe read a statement on the Association's position on the defects of home and driveways. It is the homeowner's responsibility not the Board's to take action on any defects. This letter is posted on the Association's website - [www.southwindatlaketahoe.com](http://www.southwindatlaketahoe.com) as well as all the slides from the 9th Annual Homeowners Meeting Slide Presentation.

Curtis said that he will be available after the meeting to answer homeowner questions regarding the possible construction defects and a possible home inspection.

The Board is considering purchasing a skier's edge machine for the exercise room. The universal machine or the free weights may have to be removed to accommodate the footprint of this new machine.

Currently there are two socials scheduled for 2015 -- one in January and another in February. A homeowner asked about a Super Bowl party but because the event is held on a Sunday evening, the social committee feels that not enough homeowners would attend. Check the homeowner's website for date and times.

The current ski lift hours were discussed and Joe brought up that the last several years Sunday hours were 10am till resort closing, but it was noted that by 7 pm on a non holiday Sunday, there are very few people using the Southwind lift. It was proposed that the lift hours be modified this year to be 10am to 7pm on non holiday Sundays. Of the homeowners present at the meeting, there were no objections.

The proposed SOUTHWIND LIFT HOURS for 2014-2015 will be:

- 11:00a.m. to 7:00p.m. Monday thru Thursday (excluding holiday Mondays and Christmas week)
- 11:00a.m. to resort closing time on Friday (excluding Christmas week)
- 10:00a.m. to resort closing time on Saturday, holiday Sundays and holiday Mondays, and Christmas week
- 10:00a.m. to 7:00p.m. non holiday Sundays \*\*\* **Note this is a change this year** \*\*\*

Joe thanked Curtis for his dedication to the Board during his term in office. Out of 160 possible homes voting, only 34 were cast for the new Board. There were 2 positions up for election this year. The 2 homeowners receiving the most votes were Jane Clark and Jim Best. They will both serve for a 3 year term.

Landscaping Committee is in need of members. A comprehensive architect plan was done in 2014 and the committee now needs members to implement this plan. Please volunteer.

Curtis moved that the meeting be adjourned at 12:59 p.m.