

Southwind at Lake Tahoe, Inc.
Annual Homeowners Meeting
October 6, 2018
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. Abe also informed the homeowners that many of the communities in the surrounding areas are doing “spot assessments” when homes are sold. Joe Thanked Abe and Bob for providing a continental breakfast before the start of the meeting.

The October 5, 2018 Annual Homeowners meeting was called to order at 10:05 a.m. by Board President Joe Palko.

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

Board members Joe Palko, Jane Clark, and James Best were in attendance. Joe thanked the Board members for their hard work during the past year. Ann Miller resigned from the Board when her townhouse was sold this year. Michael Kearney was appointed to replace Ann on the Board. Michael was a candidate for the Board in 2017. John Chamberlain also resigned when his townhouse sold this year. John’s vacancy will be filled by the year’s election.

Joe then gave the winter weather report for the upcoming ski season. Compared to prior years the weather this year will be colder. Similar to the winters of 1976-1977. If there is not a lot of natural snow on the mountain the weather should be cold enough to make snow in order to keep the slopes open..

Joe introduced Jeff Coulter, Director of Administration for 7 Springs Resort. Jeff presented a slide show and talked about past, present and future plans and improvements for 7 Springs Resort. The improvements to the main parking lot feature a heated sidewalk going from the hotel to Festival Hall. There will be plantings between the building and the sidewalk. The new parking lot paving is to be completed in 2019. The resort has purchased another new groomer for the slopes and new snow making guns are being installed on North Face and Avalanche slopes. The new homeowner fall coupons will be published in a few weeks. The resort is still promoting recycling with bins stationed near the stables off the upper parking lot.

Scott Swank of Highlands Resort Realty spoke to the homeowners thanking them for their continued loyalty to the resort real estate office. There are two open houses planned for Autumnfest weekends this year. Joe thanked Scott for providing lunch for the homeowners to be served after the meeting.

Joe introduced Greg Shaulis, of N.J. Newman Enterprises. Greg told that he has been on the mountains at 7 Springs for over 32 years. 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 lawn mowing and maintenance for the Southwind Community. The rainy weather over the past 4 months have all workers on the mountain behind in their work. Patience and good weather is the key to prepping the community for the ski season.

Joe next introduced Ryan and Shawn from Bowlby's Landscaping in Somerset. Ryan and Shawn have been in the landscaping business for over 25 years. They are licensed commercial sprayers and Shawn has a degree in landscaping design. They did work on the fountain, gate house and parts of Phase I this year at Southwind. They explained to the homeowners why some plants were removed and other planted. They are choosing plants and trees that will thrive with the weather on the mountain. They take into consideration how much sun an area receives, the amount of wind and ground drainage before choosing the shrub or tree to plant. It is the law that plants cannot be planted within ten feet of the electrical boxes. Bowlby is planting appropriate items around the electrical boxes that conform to the law and look nice and attempt to camouflage these boxes. They are also adding color throughout the community. All homeowners were encouraged to review their current landscaping and to ask questions now or in the future. Both Ryan and Shawn want to work with Southwind to establish a low maintenance, eye appealing landscaped community. Phase II landscaping efforts will begin in 2019 and if required continue into 2020. Homeowners are encouraged to call the Association office if there is a dead tree or shrub on their property and it will be removed as soon as possible.

Joe asked for a motion to approve the minutes from October 7, 2017. Jane Clark moved that the minutes be approved, Jim Best seconded. 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.

A new off ramp at the Southwind lift has been constructed. Southwind is working with 7 Springs Resort to complete the off ramp. The ramp will be covered with Neveplast on the exit side of the lift. In order to provide a base for the exit ramp two new snow making guns are being installed. New hydrants have been installed to service the snow makers.

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 and there is \$100,000 in the snow removal reserve account to cover a heavy snow winter and snow removal.

Driveway sealing was done in Phase II this year. The Association paid for the sealing of wider driveway cracks in all driveways. The Board delayed doing a full inspection of Phase I and II driveways due to the resort still doing work on the townhomes in the community. As soon as the construction work is complete the Board will be doing a full inspection of all driveways. Repair or replacement of a driveway will be determined by the Board. The first time a townhouse driveway is repaired/replaced application can be made by the homeowner for a one time \$1,000.00 grant. This \$1,000.00 is per townhouse and is only good for the first repair/replacement of the driveway. Application for the \$1,000 grant can be made with the Association Manager.

The inspection and required outside painting on townhouses is on hold. Many townhouses were painted by 7 Springs during the recent construction. The Board will be doing a walk through of the community each year to determine if the townhouse needs completely painted, only the decks or only trim areas. The Board makes the determination of when the townhouse should be painted and it is up to the homeowner to pay for the painting. The Association will have a qualified painter give individual prices on the painting cost. A total program for each phase will no longer be offered.

As the holiday season draws near, Joe emphasized that only white light bulbs can be used as outside decorations on trees, shrubs and townhouses. Joe asked the homeowners present to vote on whether to

amend the house rules to allow blow up decorations on the property of individual townhouses. By a show of hands, the homeowners voted NOT to allow blow up decoration on the lawn or decks of individual townhouses. As discussion was held on flying team flags from the townhouses front or deck. The homeowners voted that one team flag can be flown per townhouse. This can be on the deck or on the front of the townhouse.

Architectural Control Committee forms are on the association website. One homeowner at Southwind is looking into installing Trek railing on his deck. If this is approved for installation the AC Committee and the Board will consider offering automatic approval for the Trek railing the same as storm doors and Trek flooring for decks. You will only need to complete a request form and submit to the management office. You will receive the specifications to follow in making the alteration. If you need additional information call the management office at 814-352-3072. The office is open 9:00 am to 5:00 pm daily.

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 45 ballots received for this year's election. All 45 votes were cast for John Koury, John ran unopposed. Votes were counted by Joe, Jane and Jim.

Joe thanked Scott Swank of Highlands Resort Realty for the luncheon being served at the pool. Joe invited all to enjoy the pool side luncheon.

The next scheduled monthly meeting is December 8, 2018 in the Rec. Center at 8:00 a.m. The next annual meeting is scheduled for October 5, 2019.

On motion made by Phil Erhman and seconded by Red Kowalski Joe adjourned the meeting at 12:15 p.m.