

Southwind HOA
Board Meeting Notes
December 7, 2013

Joe Palko called the meeting to order at 8:04 on Saturday, December 7, 2013 at the Southwind Rec Center. In attendance were board members Joe Palko, Annie Miller and Jane Clark. Curtis Kossman and John Chamberlain attended by phone. Maintenance Supervisor Ed Maholtz and Association managers Rinaldo Acri, Carol Sosko and Maggie Hinzy were present. Also a homeowner was present at the meeting. Homeowners are always welcomed at the board meetings and are encouraged to attend

Minutes Approval

Minutes from the October meeting were approved.

Delinquent Report

Community delinquencies were discussed. One unit in Southwind has a serious delinquency. That unit is in the process of a sheriff's sale. It is unclear whether all past delinquency for Southwind will be recovered when the unit is sold.

Entry Gate Codes

Carol is in the process of clearing old, over used entry gate codes from the system. The Board moved to remove all abused codes. Carol will notify any owners of the codes before removing the code. It was noted that the Terrain Park crews from Seven Springs frequently enter Southwind parking next to the Rec Center to access the slopes. Carol will speak to Seven Springs requesting that their crews not park in Southwind.

Snow Storage Areas

Some owners have complained about the destruction that occurs each winter from plowing snow into certain grassy areas in the community. Several alternatives were discussed. It was decided that an estimate would be obtained for paving the places within Southwind that are currently being used for snow storage. If the cost of the paving is reasonable, these areas could be maintained as places to plow the snow into each winter without needing to restore the grass in these areas each spring.

Pool Lounge Chairs & Umbrellas

The need to purchase replacement lounge chairs & umbrellas for the pool area had been discussed previously. Annie reported that she was able to purchase umbrellas at a very reasonable end of season price. However lounge chairs in the quantity needed were no longer available.

Rec Center Siding Recall

Curtis had brought to the board's attention a recall by Certainteed of their fiber cement siding. Fiber cement siding was installed on the Rec Center at Southwind but it is unclear who the manufacturer was. Carol is working to determine if this recall affects Southwind.

Phase 4 Construction

Joe and Rinaldo reported on their meeting with Seven Spring regarding potential damage to Southwind's roads from the construction vehicles completing phase 4. Seven Springs provided assurances that they will repair any damage to Southwind's roads caused by the construction.

Common Elements Deed

The deed necessary to turn over the common elements in Southwind to the HOA is still being discussed with Seven Springs. It is not expected that negotiations will be completed before spring.

Exercise Equipment Maintenance

Some of the exercise equipment in the Rec Center needs maintenance. Ed is trying to get the maintenance done, but it is difficult to find anyone willing to provide the maintenance.

Phase 1 Driveway Sealing

Phase 1 driveways are due for re-sealing in 2014. John's company has agreed to hold the price for this work to the same as the last several years. The board approved the motion to accept John's proposal for the sealing with John abstaining from the vote.

Landscape Changes

A proposal has been received from a landscape architect regarding the plantings in Southwind. The board will have a discussion with Jeff Schrock of the landscape committee regarding the proposal before proceeding further.

Phase 4 Dues

The association dues for phase 4 units were discussed. Units in phases 1-3 have been assessed dues based on the advertised square footage of each style unit. The same process will be used to assess dues for the phase 4 units except that the advertised square footage for these units included the basement area not included in the advertised square footage for the phase 1-3 units. Therefore the advertised square footage of the phase 4 units will be reduced by the area of the basement ski out area before determining the dues amount.

2014 Landscape Contract

The board approved selection of NJ Neuman for the landscape contract for 2014. This contract includes spring clean-up, grass mowing, pruning and mulching.

ACRI Resale Fees

Rinaldo provided an explanation for the resale fee that is charged to the owner when a unit is sold. This fee covers the cost of providing the resale certificate, community information and community documents that are required by law at settlement. Information on how to obtain resale forms when selling your home in Southwind has been posted at:

<http://southwindatlaketahoe.com/doc/PropertySalesinSouthwind.pdf>

Southwind Incorporation

Carol has discovered that all necessary steps were not taken when Southwind was incorporated. The board has asked Carol to contact Seven Springs to request that the remaining steps be finished. If not done, Southwind will arrange for an attorney to finalize this process at Seven Springs' expense.

Current Budget/Reserve Study

It was noted that we are currently behind in our budget. This has been caused by additional road repair expenses, and additional supplies needed. The association still has positive cash flow for the year, just not as strong as was budgeted. Also, some road expenses were taken from the reserve account. A revised reserve study will be needed after the completion of phase 4 to assure that our reserves are as they should be.

Roof Inspection Proposal

As a service to homeowners a proposal for a roof inspection will be sent to homeowners in the spring. This service will be at the homeowner's expense if the owner wishes to verify the roof condition of their unit.

Social Committee

The social committee reminded the board that the 2 upcoming Southwind Pot-Luck Family Socials socials.

When: Saturday Jan 18, 2014 and Saturday Feb 15, 2014

Where: Southwind Rec Center

Time: 6pm to 9pm

Please bring your favorite covered dish, appetizer or dessert and BYOB.

The social committee will provide snacks, cheese trays & soft drinks.

A great opportunity to meet your Southwind neighbors.

Coat Drive

Maggie Hinzy reported that the Southwind coat drive for gently used coats and winter clothing has been extremely successful. The clothing was donated to the Old Bethel Church in Markleton, Pa. They help needy families in the Rockwood area. The church was ecstatic to get them. Thank you to all the homeowners who donated.

With no further business the meeting was adjourned.

The next scheduled board meeting is scheduled the first Saturday in February. Saturday, February 1, 2014 at 8am in the Southwind Rec Center.