

# **SOUTHWIND HOA**

## **Board Meeting Notes**

**December 6, 2014**

Joe Palko called the meeting to order at 8:10 a.m. on Saturday, December 6, 2014 at the Southwind Rec. Center. In attendance were Board members Joe Palko, Jane Clark, John Chamberlain and Ann Miller. Jim Best attended by phone. Association managers Rinaldo Acri, Carol Sosko and Maggie Hinzy were also present.

### **Minutes Approved**

John moved that the minutes from the November 15, 2014 meeting be approved. Joe seconded and it was unanimously approved..

### **Delinquent Account**

Carol presented an update from the Association collection attorney on the one seriously delinquent account. Both sides have strived to reach a settlement agreement but none has been finalized. The delinquent homeowner has requested that late fees be abated. After discussion John made a motion that the Board look at the possibly of renegotiating the late charges after the delinquent homeowner has made a good faith effort in paying current assessments and start making payments on the delinquent amount. Jane seconded and the Board unanimously approved. The delinquent homeowner has had all community privileges suspended.

### **Insurance**

Management is still receiving insurance quotes on the ski lift. It may be necessary for the Association to carry insurance on the ski lift effect December 31, 2014 if title passes to the Association from the

### **Financial Statements**

The financial condition of the Association was discussed. The Association is currently within budget on all line items. The possible savings from not employing a full time maintenance manager is being closely monitored.

### **Transition Committee**

On recommendation by the Association council the board called a Special Meeting of all homeowners on December 20, 2014 at 3:00 p.m. at the Rec. Center. A special email and regular post mailing will be made to all homeowners regarding the special meeting and requesting that they submit their proxy so that their vote can be counted at the meeting.

John moved that the meeting be adjourned; Second by Joe, unanimously carried.

Meeting adjourned at 9:45 a.m.