

Southwind HOA

Board Meeting Notes

February 1, 2014

Joe Palko called the meeting to order at 8:07 on Saturday, February 2, 2014 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 were present.

Minutes Approval

Minutes from the December meeting were approved.

Driveway Snow Removal

The snow removal process for the driveways was discussed. Joe's analysis indicates that the cost of clearing the driveways averages between \$10 and \$11 per driveway per clearing. John has contacted Greg Shaulis to discuss clearing the driveways using snow blowers instead of back dragging them with the Kubota. It is estimated that the current method, moves the same snow up to 5 different times. The estimated cost of the snow blowing would be \$6 per driveway and would reduce the amount of snow that would need to be removed from the community. It is unclear however whether this method will be effective. A motion was passed by the board to do a test on the driveways in Southwind Circle beginning immediately through the end of this winter. This test would allow the board to judge the effectiveness of the method before making a determination for next winter.

Snow Removal Policy

The board voted to develop a written snow removal policy for distribution to all owners. Carol will create the policy, and after board review, send it to the owners.

Common Area Deed

The transfer of the common area ownership in Southwind via the Common Area Deed has been postponed until the end of the year.

Asphalt

Areas that are used for snow piles during the winter could be paved to eliminate the need to repair the damage to the grass each spring. A cost of doing this will be determined in the spring when the size and location of areas to be paved has been determined.

Landscape Report

A proposal from a landscape architect to provide recommended plant replacements for Southwind was approved at a cost of \$1,500-\$2000. The architect has walked through Southwind to see the plantings that need replacing. It was also suggested that the architect's list of plants be provided to Seven Springs for consideration in plantings for phase 4.

Deteriorated Driveways

John reported that some driveways, especially in phase 1, are beginning to deteriorate. The board voted to replace or repair driveways as needed at the owner's expense. When phase 1 driveways are backtopped this spring, the driveways will be inspected to determine any repair or replacement needs. The owner will then be notified of the cost but the association will arrange the repair or replacement.

Upper Gate Replacement

Because of funds received for damage to the upper gate, it was determined that it would be best to replace the gate with these funds rather than repair it. Carol will obtain bids for a new gate of lighter construction. Hopefully a lighter gate will be less likely to malfunction when covered in ice. It was also decided to look into adding security cameras at each gate. Carol will check on this possibility.

Ice Maker Replacement

The ice maker in the Rec Center is broken. After much discussion on the need for the ice maker, it was decided to replace the unit. A new ice maker will cost between \$1,500 and \$2,000. Carol will check on a possible extended warranty of the new unit. If a new unit also fails to operate consistently, the ice maker will be eliminated from the center.

Delinquencies

At this time there is only one serious delinquency in Southwind. That unit is scheduled to be sold in April but it is unclear how much of the delinquency will be collected with the sale.

Rec Center Grill

A suggestion was made to add a grill at the swimming pool for summer use. Carol will look into the possibility of doing this.

With no further business the meeting was adjourned.