

Southwind HOA

Board Meeting Notes

May 3, 2014

Joe Palko called the meeting to order at 8:04 on Saturday, May 3, 2014 at the Southwind Rec Center. In attendance were board members Joe Palko, Jane Clark. John Chamberlain and Curtis Kossman. Maintenance Supervisor Ed Maholtz and Association managers Rinaldo Aciri, Carol Sosko and Maggie Hinzy were present.

Homeowner Comments

New Homeowner Steve Morgan was also present at the meeting. The Board asked Steve if would like to make any comments before the business portion of the meeting started. Steve commented on his dissatisfaction with the new homeowner process and the quality of service that he received from both the real estate company and the management company. The Board is bringing Steve's concerns to the attention of the proper party.

Steve also expressed a concern about the deterioration of his front porch and side walk. The Board is looking into this deterioration and will have a resolution soon. Sidewalk maintenance is the responsibility of the homeowner.

Minutes Approval

Minutes from the March meeting were approved.

Common Area Site Map

A new site map (survey of the common grounds) needs to be prepared and compared to the original survey from 7 Springs. This must be completed before the end of the year. The Common Area will be transferred to the Association at the end of the year. It was suggested that 7 Spring complete the survey.

Phase IV

John reported that all of the phase IV units should be completed by the end of May. Four of the units have been sold, 2 remain unsold. Closing has occurred on three units and are paying dues.

Financial Statements

The financial statements as of March 31st were discussed. Snow removal was the biggest impact on the budget so far this year. Snow removal is still within budget but we are still waiting for invoices from some of the vendors.

It was decided that regardless of the amount, all late fees must be paid by homeowners and that after 90 days past due unpaid dues or late fees will prompt a homeowner's unpaid balance to be referred to collection.

The Board reviewed the first draft of the 2014-15 fiscal budget.

Recreation Committee

The exercise equipment in the Rec. Center gym is about 5 years old. Curtis suggested that Acri look into the age of the equipment and report to the Recreation/pool Committee. Curtis also suggested that a Skiers Edge or ReAct Trainer machine be considered as an additional equipment.

Pool

It was recommended and unanimously approved that a chlorinator be purchased for spa at the pool. A chlorinator was purchased for the pool last year.

The pool is on schedule to open on May 23rd, Memorial Day weekend.

The natural gas grill is on schedule to be installed and operational before the pool opening.

The Board voted unanimously to purchase a pressure washer so that Ed will be able to clean the pool, pool desks the deck of the Rec. Center and other various projects throughout the community that require pressure washing. The first project is to clean and stain the pool deck before opening day.

Scott Swank from Seven Springs Real Estate will be hosting the Memorial Day picnic at the pool. An email will be sent to all homeowners with full details.

Ed is fixing the dumpster enclosure doors on Southwind Drive. The doors to the dumpster enclosure have been removed for your convenience while the doors are being repaired.

Landscape Report

The landscape architect submitted colored copies of the proposed landscaping plans to the Board. The specific implementation of the plans is under consideration. A copy of the plan will be submitted to Seven Springs for use when landscaping Phase IV of the community in order to prevent the current problems of inappropriate plants or plants too close to the buildings. Seven Springs will work with the plans provided.

Gate Replacement

The new upper gate has been installed. Balancing the gate takes time but the work is 99.9% complete. The gate is operational.

Asphalt Repair

The Board identified those driveways in Phase I needing repair or replacement. Letters will be sent to all homeowners with their individual cost. The actual repair or replacement will be arranged at the direction of the Association.

Snow Removal

The Board voted to have a request for bids to be sent to vendors for snow blowing of driveways instead of the current method of back dragging and hauling the snow. Along with the driveways vendors are being asked to bid on sidewalk snow removal. The cost of these two services will be less than the current method used for snow removal from the driveways.

Ski Lift Touchup

The ski lift will receive a touchup painting by WorldWide.

With no further business the meeting was adjourned.

The next meeting is scheduled for June 7, 2014



You're Invited!

Fourth Annual Southwind Homeowner Appreciation Barbecue
Saturday, May 24, 2014 | 12-2 p.m.

Celebrate the opening of the Southwind community pool in style!
Mingle with your neighbors and enjoy goodies from the grill,
compliments of broker and chef-extraordinaire, Scott Swank!

We hope to see you there!



Brought to you by your friends at Highlands Resort Realty,
your on-site realty company at Seven Springs Mountain Resort!

PHASE IV OPEN HOUSE



JOIN US FOR AN OPEN HOUSE AT SOUTHWIND PHASE IV!

These brand new townhomes feature a prime location with slopeside convenience,
luxurious accommodations and the most breathtaking panoramic views on the mountain.

Only two of these gorgeous homes are still available!
Preview them Saturday, May 24, 2014 from noon until two o'clock.

Hosted by Highlands Resort Realty, LLC
The Exclusive Brokerage of Southwind: Phase IV