

# Southwind HOA

## Board Meeting Notes

**June 14, 2014**

Joe Palko called the meeting to order at 8:10 am on Saturday, June 14, 2014 at the Southwind Rec Center. In attendance were Board members Joe Palko, Jane Clark, Curtis Kossman and Ann Miller. John Chamberlain attended by phone. Association managers Rinaldo Acri, Carol Sosko and Maggie Hinzy were also present.

### **Insurance Agent Report**

The Association insurance agent, Connie Jerich of Jerich Insurance Agency also attended the meeting by phone. Connie presented the policy for the new coverage year and answered Board member questions regarding the coverage and the 7% cost increase. After discussion John Chamberlain moved to extend the insurance for another year with an agreement to pay on a quarterly payment plan and review the policy in January 2015. Joe Palko seconded and the Board unanimously approved. The Board also requested that Connie place the coverage out to bid to other insurance companies.

After the insurance report Connie Jerich left the meeting.

### **Minutes Approval**

Minutes from the May meeting were approved.

### **Budget**

Three of the Phase IV units have closed and the new owners are paying dues. Beginning July 1, 2014 the developer will begin paying dues on the remaining unsold units. The 2014-15 budget was discussed with the increase in dues for both operating and reserve funds. Joe Palko moved that the 2014-15 budget with the 3.6% increase be approved. Jane Clark seconded. The motion was unanimously approved. A grace period will be given for the dues increase.

The Board noted that this is the first dues increase in 8 years. The cost saving measures enacted over this 8 year period helped to maintain the dues at the same level.

### **Reserve Study**

The Board requested that the reserve study commissioned by the Board earlier this year be completed by August.

### **Financial Statements**

The financial statements as of April 30th were discussed. It was noted that only one homeowner is delinquent 90 days in their dues.

### **Asphalt**

The Board discussed the Association contracting with Construction Engineering Consultants, Inc. (CEC) to do core sample drilling on the roadways and the 9 driveways in Phase I that have been marked for needing repairs or repaving. The core samples will be sent to an asphalt consultant to determine why

the asphalt paving only lasted 7 to 8 years when a longer useful life is expected. The Association attorney, Alan Shuckrow, will advise the Board on how to notify the homeowners of the results of this study.

On motion made by Curtis Kossman to do core drilling on behalf of the homeowners to see that the roadways and driveways conform to construction standards and to have CEC do the work and to have the core samples analyzed per CEC's proposal letter of June 10, 2014. Seconded by Jane Clark. It was unanimously carried.

Curtis Kossman requested that the board should have Alan Shuckrow compose a notification to homeowners of construction defects and what they should do. Jane Clark made the motion that the letter from Alan Shuckrow not be sent without the Boards approval. The motion was Seconded by John Chamberlain and unanimously carried.

### **Service Contract**

John Chamberlain moved that the Board exercise the 90 day cancellation notice under the Service Contract with 7 Springs and during the cancellation period have the maintenance supervisor only work 4 hours a day. Acri Realty, Southwind management, will contract out the work needed on the common areas and recommend outside vendors to the homeowners for any work that they require on an individual basis. Joe Palko seconded and it was unanimously approved.

During the coming year costs and services will be evaluated to see if there is a cost savings by contracting the work out to individual vendors.

### **Miscellaneous**

The concrete steps issue was placed on hold.

The request for snow removal bids was to be sent out as soon as possible.

The next Board meeting will be on July 26<sup>th</sup> at 8:00 am in the Rec. Center.

With no further business the meeting was adjourned at 10:45