

Southwind HOA

Board Meeting Notes

July 26, 2014

Joe Palko called the meeting to order at 8:06 a.m. on Saturday, July 26, 2014 at the Southwind Rec Center. In attendance were Board members Joe Palko, Curtis Kossman and Ann Miller. John Chamberlain and Jane Clark attended by phone. Association managers Rinaldo Acri, Carol Sosko and Maggie Hinzy were also present. Justine Kossman was also present.

Minutes Approval

After minor changes in the June minutes were presented by Joe, John moved that the minutes be approved with the changes mentioned. Seconded by Ann and was unanimously approved as written.

Common Area

There was a discussion on the common area currently held by the declarant and to be turned over to the Association at the end of the year. The Board agreed that John should lead the negotiations and finalization of this transfer. On motion made by John and seconded by Ann that all of the documents and surveys for the entire community should be consolidated. The motion was unanimously approved by the Board.

Homeowner Comments

Homeowner, Justine Kossman attended the meeting and voiced her concern about the lack of lounge seating at the pool area. There are currently 38 lounge chairs around the pool. She also mentioned that the gate is being left open by persons entering the pool. Management is going to look into having an improved automatic spring attached to the pool gate so that it closes automatically when someone enters and exits the area. There was also a concern about unauthorized people using the pool. Management will begin monitoring the pool area more closely and a sign in sheet will be established. After discussion by the Board on having the current chairs repaired it was moved by Curtis that the Association purchase sling pool lounge chairs from Costco and that \$15,000.00 be authorized for the purchase of these chairs. Seconded by Joe and unanimously approved. Justine thanked the Board for their attention to her concerns and left the meeting.

The Board next discussed the fact that people are using glass containers in the pool area. If a glass is broken in this area the area must be closed and the pool drained and cleaned for shards of glass. This is not only an inconvenience to those using the pool but it is also expensive. It was also noted that according to the house rules anyone having glass containers that get broken in the pool area will be charged for the expense of draining and cleaning the pool. If the violator is a guest or tenant of a homeowner, the homeowner will be responsible for the expense.

Financial Statements

The financial statements and delinquency report dated June 30, 2014 were discussed. One homeowner is seriously delinquent in their dues and on motion made by Curtis and seconded by Joe it was unanimously approved that the Association attorney file a personal judgment and take all legal means

necessary to recover these past due monthly assessments plus attorney fees and late charged as soon as possible.

Phase IV

Currently vehicles can access the Southwind Community on Lakeside Trail beside Unit No. 172. The Board requested that an email be sent to 7 Springs asking if a gate, barrier or fence will be put in place to prevent vehicle access.

Trash Contract

Curtis suggested eliminating trash dumpsters from the community and installing a trash compactor. This would save the community money by not having to swap out dumpsters in the winter time when the trash hauler Allied will not enter the community to pick up the dumpsters. Management will contact Allied Waste regarding this matter.

Security Contract Update

Joe provided an update to the 7 Springs security contract. They are currently asking for a 3% increase each year on a three year contract. Joe along with the other communities will try to negotiate for a lesser percentage of increase each year of the contract.

Driveway Asphalt Sealing

Due to the rainy summer Worldwide will be doing the asphalt sealing the first week in August. Management was asked to call CEC and have them do the core drilling the week of July 27th before the driveway sealing is complete.

Common Areas

John said that he would like to have a meeting with Eric Mauck regarding the turnover of the common areas to the Association at the end of 2014. Curtis said that he would like to attend this meeting.

Cleaning of Rec. Center

We received two bids on the Rec. Center cleaning. 7 Springs did not submit a bid on this work. After a discussion on the cleaning it was decided to approach 7 Springs to see if they could give a price that was competitive with the other bidders. John will talk with Chris Sherbine.

Snow Removal

John presented the bids on snow removal. Newman was the overall lowest bidder. The specs for snow removal included the driveways, sidewalks and roads within the community. John also suggested that since homeowner sidewalks will be cleared for free that the homeowners sign a release stating that any damage to the sidewalk will be the responsibility of the homeowner. Homeowners not wanting to sign a release will not have their sidewalks cleared. Any additional costs for sidewalk clearing required by Seven Springs because of the homeowner's participation in the Seven Spring Rental Pool will be the responsibility of the homeowner. Driveways and sidewalks will be cleared to specifications as stated in the contract. John moved that the bid submitted by NJ Newman for snow removal for the 2014-15 season be approved. Curtis seconded the motion and it was unanimously carried.

Work Orders

The management company, Acri, is currently taking work orders from individual homeowners. John moved that the Association impose a 10 to 15% service fee to the amount of the vendor invoices. The

motion was seconded by Jane. After discussion it the Board voted unanimously to put this service fee on to all vendor invoices.

Exterior of Townhouses

Curtis moved that homeowners be permitted to use cement board/Hardie board on the exterior of their townhouse when replacing siding. Exterior color and all other items must remain the same. It was also moved that any reconstruction by homeowners that they be permitted to use the same assembly system as used in Phase IV. Only the siding would no longer have to be cedar. Joe seconded the motion and it was unanimously approved.

Ann Miller left the meeting.

Inspections

Curtis suggested that an inspection of the Rec. Center be made and paid for out of reserve funds. After discussion on the topic John moved that this complete inspection be done. Curtis seconded and all in attention agreed. Curtis offered to contact an inspector and have the work performed as soon as possible. Curtis also expressed concern with leaks at some homeowner's units and discussed his observations of what he saw visually when he walked around the community. He feels that the HOA should use HOA monies to get involved between developer and homeowners with problems in individual units. A long discussion followed as past guidance from our attorney indicates that the HOA does not have legal standing as homeowners' units are their own personal property. Most felt that just as with the Lancaster unit roofs defects that homeowners need to take responsibility and contact the developer if they feel they have a defect, repair it on their own or get their own inspection if they think they have a problem. It was agreed that the board will once again talk to our HOA attorney for guidance in the coming weeks.

Meeting adjourned at 11:30 a.m.

The next meeting will be the annual meeting on September 13, 2014 at 10:00 a.m. in the Rec. Center. The next scheduled Board meeting to be held October 4th at 8:00 a.m. in the Rec. Center.