

Southwind HOA
Board Meeting Notes
September 7, 2013

Joe Palko called the meeting to order at 8:04 on Saturday, September 7, 2013 at the Southwind Rec Center. In attendance were board members Joe Palko, and Curtis Kossman with Jane Clark and John Chamberlain attending by phone. Maintenance Supervisor Ed Maholtz and Association managers Rinaldo Acri, Carol Sosko and Maggie were present.

Minutes Approval

Minutes from the July meeting were approved.

Delinquent Report

Community delinquencies were discussed. Only 1 unit in Southwind has a serious delinquency and that unit will be turned over to the attorney for collection. The current delinquency report will be available at the annual homeowners meeting next Saturday.

Snow Removal

Bunyan will be providing the snow removal again this winter at the same rates as last year. Neiderhiser was approached for a competitive bid but declined to bid for lack of the right type of equipment to clear the driveways and roads in Southwind.

Common Elements

The transfer of the common elements from Seven Springs to Southwind was discussed. There is tentative agreement from Seven Springs for them to lease the ski lift and ski trails on a 99 year lease. It has also tentatively been agreed that Seven Springs will own the water lines under the ski trails but Southwind will be responsible for the poles above ground. Discussions are on-going regarding the common area land around and in Southwind.

Roof Inspection

The board discussed possible roof inspections in Southwind. The inspections may be done periodically by the association to advise owners of their roof condition and possible replacement time and/or costs. An every 5 year inspection is being considered. Information will be provided if owners wish to have their roofs individually inspected between the association's inspections. A roof inspection and replacement plan will be created once an inspector is identified.

Tree Replacement

The landscape committee is awaiting information and recommendations from Jeff Schrock regarding the replacement of some of the trees and plants in Southwind with more appropriate selections. The committee will bring a recommendation to the board when a plan has been completed.

Owner's Handbook <http://www.southwindatlaketahoe.com/doc/HouseRulesVer1.0sm.pdf>

Joe Palko has pulled together a handbook of Southwind information for owners. The board voted to accept the handbook and make it available to all owners.

2013 Annual Meeting

The annual homeowners' meeting will be held on September 14 at the Rec Center. The meeting is scheduled for 10:00 with a BBQ picnic and social time to follow at about 12:00. Hopefully many homeowners will attend the meeting on the main level of the Rec Center and then stay with their families for lunch and social time by the pool. This will be the last weekend that the pool will be open.

With no further business the board meeting was adjourned.