

Southwind HOA
Board Meeting Notes
December 1, 2012

Joe Palko, President, called the meeting to order at 8:10 on December 1, 2012. In attendance were board members Joe Palko, John Chamberlain and Jane Clark. Board members Curtis Kossman and Tom Mole did not attend the meeting. In addition Heidi Corsello, Tyler Peterman and Terry Shaffer from Seven Springs and Carol Sosko and Rinaldo Acri of Acri Management were in attendance, as were homeowners Betty Best, Jim Best, Nikki Silvis and Terry Clark. The following items of business were addressed in the meeting.

Minutes Approved

The minutes of the October 6, 2012 and November 3, 2012 meetings, having been previously circulated to the members of the board, were approved.

Lancaster Roof Update

The status of the garage overhang roofs on the Lancaster units was discussed. Heidi indicated that owners of these units had all been notified regarding a schedule for repair. When questioned about what repair would be done, Heidi read from an email which indicated that the roofs would be repaired in conformity with the original Southwind construction specifications. Jim Best spoke to the board regarding the professional inspection he paid to have completed on his roof as an owner of a Lancaster unit. Jim indicated that the inspection documented significant deficiencies in the construction of his garage overhang roof when compared to Southwind construction documents. With concern regarding status of the original construction of these overhang roofs, and unable to determine exactly how Seven Springs would be addressing the problem with the roofs, the board voted to send an email to Jack Glarrow of Seven Springs stating the board's understanding that the roof repairs would bring the roofs in compliance with the original construction specifications. If this is not Seven Spring's intention, hopefully a response to the email would clarify what will occur with these roofs. Also the board voted to send a letter by mail to all of the Lancaster owners stating the board's concerns for the repair of these roofs. Both motions were approved unanimously.

Financial Report

Financial statements through October were presented. It was noted that the exact amount of the transfer to reserves for the FYE 2012 surplus was \$48,432. Several items from the cash disbursements report were discussed.

Pompa Unit

The unit owned by the Pompa family on Southwind Circle has been vacated. The unit was foreclosed on in November. Heidi reported that she met with the bank at the unit to secure the building. The bank has agreed, at least verbally, to pay the back dues as well as future dues. Heidi will discuss the painting for that unit which was skipped this past summer for non-payment. If the bank agrees to pay for the painting, it will be done in the spring before the phase 3 units are painted.

Phase III Painting

The contract from Somerset Power Wash was finalized and signed for the phase 3 painting next year. The owners of the phase 3 units will be notified this winter regarding the individual assessment for this painting. The costs for phase 3 will be 5% higher than for phase 2.

SPW Maintenance Agreement

Somerset Power Wash will offer a yearly maintenance agreement for phase 1 and phase 2 units. The service will offer several different levels of services covering varying amounts of exterior maintenance. This will be an optional service available to owners for optimal unit maintenance. It was suggested that window washing be added to the services provided under these plans, and as a separate service.

Upper Gate

Heidi announced that the upper gate is operational again. It has been decided that the memory card in that gate will be replaced in the near future to try to keep the gate operational.

Dishwasher Recall

Notification of the dishwasher recall has been sent to all owners. Owners need to check the numbers from their dishwasher to see if their unit was recalled. GE Dishwasher Recall information:

http://www.geappliances.com/products/recall/dishwasher_2012/

Ski Lift

Heidi reported that the ski lift has been repaired and is ready for service. John Chamberlain has been asked to paint the new cylinders on the lift. Estimated cost for that painting would be \$300-\$400. The painting was approved. Joe asked about the insurance claim to be filed for the repair work completed on the lift that was caused by a lightning strike. Heidi stated that the claim has not yet been filed.

Phase I Painting

The painting that was done in Phase 1 by K&R has never been corrected. About 20 decks need to be re-painted that were originally painted by K&R. Since this firm is no longer a viable company, the board decided to get a quote from Somerset Power Wash, the current painting vendor, to re-paint these decks. The board will consider further action on this item once the quote is received from SPW.

Roadway Crack Sealing

The crack sealing on the roadway has been completed on all sections of Southwind's roads except for the steep hill coming up Southwind Drive. It was determined that this section will need replacement next year and therefore it would be a waste to crack seal this year. An estimated cost for replacement next year would be \$3-\$4 per square foot. It may be possible to fund this work from the reserves.

Drainage Near Unit 113

The work has not yet been completed to address this drainage problem at the intersection of Southwind Drive and Chipmunk Court but is scheduled for early December.

ACC Submissions

It was reported that no new requests have been made to the Architectural Control Committee. The only pending request is from unit 517 at the end of Southwind Court for a bay window to be added to the basement level.

Management Agreement

The official announcement was made for the change in management companies from Seven Springs Realty to Acri Realty effective March 1, 2012. It was noted that with the new management company, a representative would be available in the Rec Center on weekends, holidays and Christmas week to address homeowner issues.

Cell Service Limitation

The lack of cell service in parts of the community was discussed. A letter will be sent to the cell service providers regarding the problem, but basically there is probably no way to get better services. Individual homeowners can consider installing a repeater in the attic of their individual unit which may or may not correct the problems. There are also new devices called FemtoCell that are available for purchase directly from your carrier that use your internet connection to create a mini cell site in your home .

Road Maintenance and Right of Way Agreement

The status of the Road Maintenance and Right of Way Agreements was discussed. Joe, John and Jane had a meeting with Eric Mauck and Jack Glarrow of Seven Springs regarding these agreements that remain unsigned.

There are 2 issues with the agreements. The first issue is the percentage split for the portion of the road from Waterwheel Drive to the end of the Villages. Currently the road costs for this section are being split with the Villages paying 50% (per an agreement negotiated between the Villages and Seven Springs in 2006), Seven Springs paying 20% and Southwind paying 30%. The board has refused to accept the 30% share as it is excessive considering that there are approximately 600 units in the Villages compared to 154 in Southwind, so while the Villages is about 4 times our size, they aren't paying even twice as much as Southwind. Additionally, Sporting Clays and the other Seven Springs facilities have substantially more daily usage on the road but are paying substantially less for the road. Prior to the 2006 agreement and the construction of the Sporting Clays, Seven Springs was paying 20%. Seven Springs has

not agreed to increase their share of the road maintenance to reflect the daily usage by employees and guests at the Sporting Clays. The board has done an estimated computation for road usage by owners at the Villages, owners at Southwind, and drivers at the various Seven Springs facilities that use the road. Based on that computation, Southwind should be paying 15% of the road costs

The second issue concerns the section of road from the Villages to the Southwind gates. It has been agreed that this section will be split 50/50. In the past Southwind has paid 100% of the costs for this road section. The board is requesting a refund from Seven Springs in the amount of \$38,000 for their 50% share of the previous road maintenance. Discussion of these issues is continuing.

Water Line at Rec Center

A water line was installed near the Rec Center for non-Southwind purposes. Joe noted this as the area will need to be seeded in the spring and is the responsibility of the water company.

Illegal Parking Towing

Diamond Towing has been selected to provide towing services in Southwind. It was decided that no ticket or notice will be placed on the cars prior to towing. Security or Ed will be able to call the towing company whenever cars are illegally parked in Southwind. Approximately 30 signs will be ordered and added to the sign posts already existing in the community. It was suggested that the signs be in place for several weeks before towing begins. Also, the Seven Springs rental center should be notified when towing begins so that renters can be warned.

Phase III Driveway Sealing

The contract for the driveway sealing on the phase 3 units was tabled until the next meeting.

Bylaw Amendments

The need to collect the remaining signatures for the 2 Bylaw amendments was discussed. Heidi was requested to contact all owners who have not signed to procure the necessary signature and a copy of their driver's license so that the signatures can be notarized.

Unstained Decks

Because of an issue in phase 2 from an owner who did not want their deck stained, the board discussed leaving decks unstained during the painting phase. It was decided that all wood decks need to be stained to maintain the uniform appearance of the community.

Winter Socials

Joe indicated that he is looking for a couple of dates to schedule 2 social events for owners at the Rec Center. Owners will be notified when the dates have been selected.

Future Meeting

The next board meeting is scheduled for the first Saturday in January. With no further business, the meeting was adjourned at 10:25.