

Southwind HOA

Board Meeting Minutes

November 3, 2012

Joe Palko, President, called the meeting to order at 8:10 a.m. on November 3, 2012. In attendance were board members Joe Palko, Curtis Kossman and Jane Clark, and maintenance supervisor Ed Maholtz as well as several homeowners. Board member John Chamberlain attended via conference call. Curtis Kossman had been authorized by remaining board member Tom Mole, who did not attend the meeting, to vote as his proxy. The following items of business were addressed in the meeting.

Skier Services Agreement

Joe Palko noted that the Skier Services Agreement had been signed by all parties. Curtis Kossman recommended that the attorney send a notice that the agreement is in full force and effect.

Road Maintenance Agreement & Right of Way Agreement

Jane Clark reported that Jack Glarrow of Seven Springs had responded to the board's request to review the allocation of maintenance costs for Villages Drive from Water Wheel Drive to the top of the Villages. His response was to not change the proposed 30% cost allocation to Southwind because this is the allocation that has been in effect previously. After waiting for the completion of the Skier Services Agreement, a response was sent stating the reasons that this cost allocation was not appropriate based on computed road usage by Southwind, the Villages, the Sporting Clays, and Seven Springs maintenance crews and vendors. Curtis Kossman stated that a letter should be sent to Seven Springs stating our intention to only pay 15% of the road cost allocated to Villages Road. Curtis suggested a traffic study which he estimated would cost about \$2,000.

John Chamberlain volunteered to attend a meeting for Middlecreek Township to request better road maintenance for the tax dollars from Southwind that are paid to the Township. He will report the results of this effort at a future meeting.

Additionally the issue of the overbilling of the Villages Road Extension (from the top of the Villages to the entrance of Southwind, known as Pritts Distillery Road). The maintenance and snow removal on this section of road has been billed 100% to Southwind, despite the road use by the Sporting Clays and Seven Springs maintenance crews and vendors. Curtis Kossman stated that a demand letter should be sent to Seven Springs for the repayment of the overbilled amount estimated to be approximately \$38,000. If repayment is not made, then the amount would be deducted from future payments to Seven Springs for road maintenance services.

A motion was made by Jane Clark to notify Seven Springs as our management company that the board needs to approve all invoices except those for payroll reimbursement. Curtis Kossman seconded and the motion carried on a 5/0 vote.

Drain issue at unit 113

The issue of water draining onto unit 113 on Chipmunk Court has not been corrected because of bad weather. It is to be addressed as soon as possible.

Illegal Parking/Towing

The board discussed the progress on locating a towing company to remove illegally parked cars from Southwind. A company has not yet been located, but Joe Palko will continue to try to contact suggested companies. Also, signs need to be made announcing the towing policy and listing the name and phone number for the towing company. Curtis Kossman suggested getting stickers that could be placed on illegally parked cars stating that the car would be towed if not moved. The stickers could be placed on the cars by Ed Maholtz as he encounters them in the community. These would be placed on the driver's window and would require scraping to remove.

Phase 3 Painting

The board discussed the proposal from Somerset Power Wash for the phase 3 painting. Ed noted that the contract for phase 3 needs to include language to ensure that the non-wood decks are powered washed even though they are not being painted. Heidi of Seven Springs needs to prepare the contract for the painting which needs to be reviewed by the attorney and John Chamberlain before being signed. Once the signed contract is in place, the phase 3 owners will be notified of the painting schedule.

Optional maintenance for phase 1 and 2

Somerset Power Wash has a maintenance service to make available to homeowners whose units have already been painted. The service will address damaged siding and areas that need touch up painting. The options available from SPW will be sent to phase 1 and phase 2 owners. Owners who are interested will contact SPW 814-267-4236 directly.

<http://www.southwindatlaketahoe.com/doc/SOMERSETPRESSUREWASH.pdf>

Pavement Crack Sealing

Crack sealing for the Southwind road ways was to occur before the weather became prohibitive. With the early snow, this has not occurred. It was decided that the crack sealing should be postponed until spring.

Upper gate

It was noted that the upper gate was still not operating with the clickers, the key pad may still be used to gain access to the community.

Phase 3 driveway sealing

The board requested that John Chamberlain provide a proposal for sealing the phase 3 driveways next spring. John has sealed the phase 2 driveways this past year and is willing to seal the phase 3 driveways next year.

Transfer of 2012 excess funds to reserves

Previously the board had approved an amount of excess funds from FYE 2012 to be transferred to reserves. However the amount of the transfer was in error. Therefore a motion was made to transfer the amount of the excess funds to the reserves. The motion carried on a 5/0 vote.

Ski lift repair

It was noted that the ski lift repair authorized in the October meeting had not yet occurred. It is still scheduled to be completed by Thanksgiving. There is also a possibility for filing an insurance claim for the damage done in the lightning strike on the lift last summer. Heidi should be checking on this claim.

Landscape

It was noted that no progress has been made on getting a landscape study for Southwind. Curtis Kossman suggested a firm in Monroeville, Furshing Marshstellar. Jeff Schrock may be able to provide this service. This will be pursued in the spring.

Exit door for Rec Center

The board discussed an automatic door lock system that would allow the door to become unlatched if the fire alarm was initiated. It was decided to discuss this further.

Dishwasher recall

Since many of the Southwind dishwasher models are subject to a recall, Heidi needs to notify homeowners so that affected dishwashers can be addressed.

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

Phase 1 painting

The board needs to check with Heidi regarding problems with the work quality for the phase 1 painting by K & R.

Rec Center deck access

It has been noted that people are climbing over the deck railing at the front door of the rec center to gain access to the pool. Curtis Kossman made a motion to increase the height of the railing at that point with materials that will match the rest of the deck railing. The motion carried by a 4/0 vote. Ed will install an additional section of deck railing with wire to block this access.

Ski hut at top of lift

Curtis Koss noted that the ski hut at the top of the Southwind lift has a white door and windows. He requested that these be painted to match the rest of the hut.

Annual homeowner's meeting minutes

The minutes of the September annual homeowner's meeting were presented and approved by the 4/0 vote.

Cell service at Southwind

Diane Pugliano, a resident who attended the board meeting, questioned the cell reception at Southwind from both Verizon and AT&T. Joe Palko agreed to contact both of these providers to see if service could be improved. Also Curtis Kossman would check on some possible remedies that individual homeowners could initiate.

With business concluded, a motion to adjourn was made at approximately 10:00p.m. The motion carried by a 4/0 vote.