

Southwind HOA

Board Meeting Notes

October 6, 2012

The Southwind board of directors met on Saturday. The items discussed at that meeting include the following items.

Election of officers

An official vote was taken (which had previously occurred by email) to elect Joe Palko to the position of President of the board. A motion was made to nominate John Chamberlain as Secretary of the board and Jane Clark as Treasurer of the board. The motion carried on a 5/0 vote.

Board meeting schedule

An official vote was taken (which had previously occurred by email) to establish the schedule of board meetings for the year. Board meetings were scheduled for the first Saturday of each month. Homeowners are invited to attend any and all board meetings. Most meetings will be held on Saturday morning at the Rec Center. The motion carried on a 5/0 vote.

Lift operation hours for the 2012/2013 ski season

After discussion by the board members it was decided that the lift operation hours for the coming ski season should be 11:00a.m. to 7:00p.m. on Monday thru Thursday (excluding holiday Mondays and Christmas week), 11:00a.m. to resort closing time on Friday (excluding Christmas week), and 10:00a.m. to resort closing time on weekends, holiday Mondays, and Christmas week. The motion carried on a 5/0 vote.

Alternative ski trail access to Southwind

The board discussed the possibility of an alternative ski trail access into Southwind from the top by the Polar Bear Express, along the side of the lake, to close to the top of Southwind Drive. It was indicated that the new road to be built in the area by Seven Springs for the homes to be included in phase 4 may preclude space for such a trail. A motion was made to contact Seven Springs requesting a site plan of the area to determine if a change to the plan would make such a trail possible. The motion carried on a 5/0 vote.

Drainage issue at 113 Chipmunk Court

The existence of a drainage problem in the area opposite Woodside Crescent for water draining mulch and debris on unit 113 Chipmunk Court was discussed. It was determined that this problem was created by removing the curbs from Southwind Drive in this area to allow the storage of excess snow during the winter months. The curbs could not be replaced since they would be destroyed by the snow plow in the winter. It was determined that a drain needed to be added in this area to correct the problem. A motion was made to accept a bid from Neiderhauser for \$3,000 to install a drain to correct the problem. The motion carried on a 5/0 vote.

Association rules and related fines

A listing of rules for the homeowners had been presented previously with associated fines for violation. A change to the fines for the violation of the rules was presented. The change would make the fine assessed to the homeowner, for any violation of the rules, to be as follows. The first violation of a rule would result in a warning, unless property damage had occurred as a result of the violation. Upon the second violation of the same rule, or if property damage had occurred as a result of the violation, \$100 would be fined to the homeowner plus the cost of any repair and/or remediation of the damage. Upon any subsequent violation of the rule, the homeowner would be fined \$200 plus the cost of any repair and/or remediation of damages. A motion was made to accept the list of rules and the new fine structure. The motion carried on a 5/0 vote.

Illegal parking on the street was discussed in more detail since it is sometimes difficult to identify the homeowner responsible for the violation. It was decided that the hiring of a 3rd party towing company to remove illegally parked cars should be explored. This would require the cooperation of the Security to place notices on illegally parked cars, and, if the cars are not removed, to contact the towing company to remove the cars. This would also require adding signs throughout the community to indicate no parking, and to provide the name and number of the towing company for towed vehicles. Jane Clark agreed to contact Laurie Jones of Seven Springs to co-ordinate the process of car ticketing and potential towing.

Ski lift touch-up

John Chamberlain discussed the status of painting/touching up the ski lift poles for Southwind. Seven Springs had previously suggested that the poles be entirely painted (an estimated cost of \$14,000). John indicated that a touch up of the painting at a cost not to exceed \$1,500 would be adequate as long as the community accepts some differences in the paint color on the poles between the new fresh paint and the old faded paint. A motion was made to proceed with the paint touch up at a cost of up to \$1,500. John Chamberlain excused himself from the vote as he would be the vendor to provide the services. The motion carried by the 4/0 vote.

John Chamberlain further offered to procure a list of yearly routine maintenance that would be needed for the lift, and to present that to the board at the November meeting.

Phase 2/phase 3 painting

John Chamberlain reported that only 1 complaint was received regarding the painting of the deck board in phase 2 maintenance. This complaint had requested a solid stain instead of the semi-transparent stain being used. John recommended that we stay with the semi-transparent stain being used as it would last better than the solid stain since it soaks better into the wood.

For next year's phase 3 painting, John recommended that Somerset Pressure Washing & Painting be used for the work. They have agreed to provide the service next year with a 4% increase over the current year's prices. John reported that Somerset has done a good job on the work this year. A motion

was made to hire Somerset for the phase 3 painting with a 4% increase over phase 2 prices. The motion carried by a 5/0 vote.

John noted that notice to the phase 3 homeowners regarding the cost and time table for painting start (May, 2013), and notice regarding the replacement of decayed boards (including a list of approved vendors for this replacement) should be finalized at the November board meeting.

Skier Services Agreement, Right of way Agreement, Road Maintenance Agreement

The Skier Services Agreement with Seven Springs was discussed. It was determined that only 1 change remained to be made to the agreement regarding wording for the amount of insurance coverage maintained by Seven Springs for the Southwind ski lift. It was decided that upon receipt of this wording from Jack Glarrow of Seven Springs, that Curtis Kossman would do a final review of the agreement before a vote is taken to approve and sign the agreement.

The status of Southwind's priority for snowmaking during the winter was discussed. In the past Southwind has had a priority 1 status for snowmaking receiving snow when Phillips Run, Fawn Lane and Wagner slope received snow. Joe Palko, John Chamberlain and Jane Clark reported from their meeting with Eric Mauck and Jack Glarrow of Seven Springs, that Eric assured the board members that Southwind would continue to receive priority 1 for snow making, though he would not commit this to writing to assure his flexibility to control snowmaking where reasonable and possible.

The Right of Way Agreement is presumed to be ready for approval. Curtis will do a final review of the agreement, and, assuming no changes, will recommend it to the board for approval and signing.

The Road Maintenance Agreement was discussed. John Chamberlain, Joe Palko, and Jane Clark reported from their meeting with Eric Mauck and Jack Glarrow of Seven Springs, that the board members requested that a rational justification be provided to the 30% allocation to Southwind of road maintenance for Villages Drive be provided. Southwind has approximately 150 units, the Villages has approximately 600 units, 4 times the size of Southwind, yet under the proposed agreement the Villages would pay 50% of the road costs, not even twice the share as Southwind. Also Seven Springs would pay 20% for the traffic to the Sporting Clays which has daily traffic for employees and guests compared to the periodic traffic of most units at Southwind. Eric agreed at the meeting to review the percentage split and respond to the board members' request for a numerically support rational determination of the percentage split. This agreement is on hold until the percentage split is resolved.

Also, the question of past costs for snow removal on the Villages Extension was discussed. It is known that in the past the cost of snow removal on this section was billed 100% to Southwind. Additional research, documentation and discussion needs to occur for these past billed amounts reported to be approximately \$37,000 that should have been paid by Seven Springs.

It was suggested that a follow-up email to the meeting between John Chamberlain, Joe Palko, Jane Clark, Eric Mauck, and Jack Glarrow be sent to address the board members' understanding of the status

of Southwind's snowmaking priority, the open issue of the percentage split for the Villages Drive road maintenance, and the request for a site discussion for the alternate ski trail into Southwind.

Rec center TV remote

Ed reported that the remote for the TV on the main level of the Rec Center has been adjusted to provide for simpler owner operation. The controls for the TV have been locked to prevent tampering with the settings. Currently there appears to be a problem with the sound for the TV, so Ed will check on this, but hopefully the remote is now operational and will remain so going forward.