

Southwind HOA
Board Meeting Notes
January 5, 2013

Joe Palko called the meeting to order at 8:00 on Saturday, January 5, 2013 at the Southwind Rec Center. In attendance were board members Joe Palko and Jane Clark with John Chamberlain attending by phone. Homeowner Jim Best was in attendance with future property managers Carol Sosko and Rinaldo Acri were in attendance.

Insurance

Insurance was the first item of discussion. In attendance at the meeting were Connie and Stan Jerich, insurance brokers. Connie had reviewed the current insurance coverage for Southwind. Her review discovered that Seven Springs was not named as an additional insured in the Southwind insurance policy as required by the Shuttle Service and the Security Service contracts currently in effect with Seven Springs. Also, Rinaldo has recommended a re-bidding of the Southwind insurance since the premium appeared to be higher than comparable policies. John made a motion to sign a Broker of Record agreement designating Connie Jerich Southwind's insurance broker. Once this agreement is in place, Connie will make the necessary adjustments to the insurance policy to add the additional insured language in compliance with the 2 contracts. Once the current policy has been corrected, the insurance will be put out to bid to assure that the premium being paid is competitive.

Lancaster Roof Status

The status of the roofs on the Lancaster units was discussed. The board has not received any information from Seven Springs regarding the repair of these roofs. Homeowner Jim Best who was at the meeting and owns a Lancaster unit stated that he has received no further communication from Seven Springs regarding the repair/rebuilding of his roof.

Decorative Lights

The decorative lights on the entrance trees and around the gate house were discussed. Seven Springs had quoted approximately \$1200 for a 1000 light strand for these lights. However what was actually received was about a 700 light strand. The invoicing for these lights will be monitored to assure that payment will only be made for the lights actually received.

Towing

The progress of the towing of illegally parked vehicles was discussed. It has been determined that up to 40 signs will be installed in Southwind warning of the towing of the vehicles and providing the name and number of Diamond Towing company. The board approved spending up to \$1600 for the needed signs which are to be completed and installed as quickly as possible. Towing will begin once the signs are in place. Vehicles will most likely be towed to New Stanton.

Entrance Gates

The problems with the entrance gates were discussed. It appears that the current gates may not be practical with the ice and snow load that weights down the gate causing it not to open. This item was tabled until the spring when an alternative gate will need to be considered that will be more reliable than the current ones.

Shuttle Bus Service

Shuttle Bus service under the contract with Seven Springs was discussed. It was reported that while the contract requires continuous bus service on weekends, holidays and Christmas week, that this has not been occurring. An email will be sent to Heidi and Eric Mauck to have the continuous service restored immediately and to continue as required by the contract.

Southwind Lift

The Southwind lift service during the Christmas holiday was discussed. Although there was sufficient natural snow on the Southwind trails to allow ski in/ski out, there was not enough snow at the entrance and exit ramps for the lift. A suggestion had been made in these circumstances to haul the snow removed from the driveways in Southwind to the area near the lift exit to that it might be used to build up the exit when weather conditions for snow making is not available. It was noted that the circumstances this year with very late snow making on the entire mountain may not occur again for several years, however the board believed that the suggestion was a good one and may be useful in the future.

Late Fees

Late fees on unpaid assessments were discussed. Currently the association only charges interest on unpaid assessments but under the Bylaws may charge a late fee as well. Rinaldo will prepare a resolution for the board to consider adding a late fee also.

Capital Reserve Initiation Payment

Rinaldo discussed the possibility of implementing a capital reserve initiation payment as now allowed under PA law. This payment, which may be up to 12 months of community assessments, would be paid by new owners during the settlement process. The payment would be added directly to the capital reserves for the association. Rinaldo will draft a resolution to implement this procedure for the board to consider.

Management Company Transition

Carol Sosko reported on the transition of the management between Seven Springs and Acri Realty. She reported that things were progressing smoothly.

Rec Center Key Card

Key/card access to the Rec Center was discussed. The current system needs to be transitioned from Seven Springs by about May. Several options were considered but will be further explored before a decision will be made. Also the exit door from the lower level of the Rec Center was discussed. This door needs to be locked during the pool closing hours in the summer but needs to be available for an emergency exit. An option that allows the exit door to be unlocked only when the fire alarm is triggered is being explored.

Rec Center Office

The office space in the Rec Center needs to be prepared for use on weekends by the new property management company. The 2 pieces of the exercise equipment needs to be moved from the office. It was suggested that these pieces of equipment be moved to the loft area. The Pool and Rec center committee will be consulted for their input.

SPW Maintenance for Phase 1 & 2

Joe will contact Heidi regarding the maintenance program proposed by Somerset Power Wash for phase 1 and phase 2 units. A notice was to be sent to these owners offering the service but has not been sent.

Driveway Sealing

Some owners have complained about scrapes on the driveways caused by the snow plows. It was noted that this can not reasonably be avoided. John stated that if owners of units in phases not scheduled for sealing this year would like their driveway re-sealed for appearance purposes, that he would provide that service at his current contract rate for sealing. Heidi should notify all owners of this service.

Cell Phone Service

Joe reported that he contacted Verizon Wireless and AT&T cell providers regarding service in Southwind. The response was basically that the only option for homeowners is to add an extender (micro cell or FemToCell) in their individual home. It connects to your high speed internet router and creates a mini cell site in your home. They can be purchased directly from your cell phone carrier
Verizon FemToCell Information to purchase:

<http://www.verizonwireless.com/b2c/store/accessory?&action=gotoFemtocell>

AT&T Microcell Information to purchase:

http://www.att.com/standalone/3gmicrocell/?fbid=mgBpykP_vvA

Display Lights

The current community rules require all decorative exterior lights to be off after January 15th, except for white lights on shrubbery. A request has been made to allow white lights on homes and structures after January 15th. The board will create a survey for owners regarding this issue to determine what homeowners want to allow for exterior lighting.

Rules Violation

The application of fines for rules violation after the change of management companies on March 1 was discussed. It was determined that when a homeowner calls security for a rules violation to document the problem, they will also need to email a board member regarding that problem. The board will be responsible for notifying the management company for appropriate notification/fine processing.

With no further business the board meeting was adjourned.