

# **SOUTHWIND HOA**

## **Board Meeting Notes**

**October 4, 2014**

Joe Palko called the meeting to order at 8:06 a.m. on Saturday, October 4, 2014 at the Southwind Rec. Center. In attendance were Board members Joe Palko, Ann Miller and James Best. John Chamberlain and Jane Clark attended by phone. Association managers Rinaldo Acri, Carol Sosko and Maggie Hinzy were also present.

There was a general discussion of the annual meeting and it was determined the 2014 Annual Meeting was a success.

The election of new board officers was held by the Board after the annual meeting. The officers elected by unanimous vote are:

President – Joe Palko

Vice-President – John Chamberlain

Treasurer – Jane Clark

Secretary – Ann Miller

### **Minutes Approved**

John moved that the minutes from the July 26, 2014 meeting be approved. Joe seconded and it was unanimously approved.

### **Common Area**

John gave a recap of his meeting with the representatives from Fournier Robson and the work that they will be doing to set up the common area for the transfer to the Association by December 31, 2014. The discussion included the core drillings performed on the roadways and the results as submitted by the engineering asphalt firm. Fournier Robson will also do an inspection of the Rec. Center to see that it was built to spec as well as where the utility lines are buried. The inspection will also include a survey of common grounds, ski slopes and other areas inside the community. Phase IV, the lake and the water tank as to liability and who is responsible for maintenance will be investigated. The Board is doing this to insure that they know what they are taking possession of when the transfer is done. Total cost for the inspection is estimated at \$25,000.00.

### **Insurance**

Management was asked to review our insurance coverage to determine if all our coverage and limits are adequate.

### **Security and Shuttle Agreements**

Joe brought to the attention of the Board that Swiss Mountain and Mountain Villas did not sign the security agreement with 7 Springs. These communities did sign the shuttle agreement with the resort. Southwind and The Villages do plan to sign both agreements within the next few weeks.

### **Delinquent Accounts**

The Board discussed delinquent accounts. Those accounts showing delinquent in the 90+ day's column will be denied access to the Rec. Center and other amenities offered by the community. Management will send three letters to each delinquent owner. The final letter to state that if the dues and not paid within 10 days the account will be turned over to our collection attorney and all Southwind privileges will be denied. The Board was in unanimous agreement

### **Rec. Center Access Cards**

The resort has offered to provide access cards to the Rec. Center at the same cost per card as before. The current cards will expire April 15, 2015.

### **Exercise Equipment**

The Board reviewed the final cost and amount of space required for a Skier's Edge machine to be placed in the exercise room. After discussion it was decided not to purchase the machine at this time and revisit again later in the fiscal year .

### **Towing**

Diamond is no longer towing on the mountain. Management to remove the number from the signs posted in Southwind and find a new company to tow illegally parked cars.

### **Work Order Surcharge**

John made the motion that 15% surcharge on work orders be capped at \$250.00. The motion was seconded by Joe. After discussion it was unanimously approved. Note that the fees collected on the work orders is charged by and stays with the Association.

### **Financial Statements**

Jane made a motion for the Association to purchase additional Certificates of Deposit to try to increase interest earnings on the reserves and that \$20,000.00 of the reserves be allocated to the current common area study. After discussion and a second by John, the motion was unanimously approved.

John moved that the meeting be adjourned, Jane seconded.

Meeting adjourned at 10:57 a.m.