

**Southwind HOA**  
**Board Meeting Notes**  
**June 1, 2013**

Joe Palko called the meeting to order at 8:04 on Saturday, June 1, 2013 at the Southwind Rec Center. In attendance were board members Joe Palko, Jane Clark and Curtis Kossman with John Chamberlain attending by phone. Association managers Rinaldo Acri and Carol Sosko were present. Maintenance Supervisor Ed Maholtz and insurance brokers Connie Jerich and Stan Jerich were in attendance.

**Minutes Approval**

Minutes from the May meeting were approved.

**Rec Center Access Door**

We are still waiting for Acme Door to change the exit door from the lower level Rec Center to be released if the fire alarm sounds. Until this change can be completed, the exercise equipment will only be available during pool hours.

**Radon Tester**

A new radon tester has been purchased to replace the one that was never returned to Southwind when Heidi left. This tester is available from Carol at Acri's office to any homeowner who would like to test the radon levels in their unit.

**CC&R Review**

Rinaldo has reviewed the CC&Rs and would recommend that a change be made to them that allows the association to enter the lot and exterior of any unit if needed to remedy a violation. This change will be considered at a future time. Also, we are still in need of additional signatures to officially approve 2 previous amendments. Carol will email owners who have not signed the 2 amendments to elicit signature. If that is not successful, board members will be asked to contact owners who have not signed.

**Rules List**

A list of association rules from the CC&Rs is being compiled to provide a short, concise list for owners. The house rules that have been adopted by the board will be added to this list before distributing to owners.

**Insurance**

Connie, our insurance agent, discussed several aspects of our insurance policies including what would be needed if the association owns, and therefore has to insure, the ski lift and the ski trails. Also discussed was the possibility of raising our liability limit if the cost is reasonable. John questioned why we are currently insuring the Rec Center and pool since Seven Springs has not turned these over to the association yet.

### **Common Elements**

The ownership of the ski lift and trails was discussed in detail. It was agreed that Seven Springs owns the water and air compressor lines to the snow makers and need to have an easement for these lines on Southwind land, much like a utility company. It was agreed that Southwind owns the snow makers from the ground up. It was further agreed that since the association documents state that the association owns the chair lift and the ski trails, but may have difficulty getting insurance coverage on these, that it would be best to lease the lift and trails to Seven Springs. Use of the ski trails by Seven Springs would need to be restricted to only ski activities unless otherwise approved by the board. The possibility of these leases will be discussed with Seven Springs.

### **Lower Gate**

The lower gate will be raised 8" above its current height. This should be completed in the next month or two. This change will hopefully prevent the gate failing to close when snow gets under the gate.

### **Reserve Study**

The reserve study which was completed several years ago needs to be reviewed. It was decided to wait until construction of the new units in phase 4 is completed to review the study.

### **Phase 4 Dues**

The commencement of dues for the 6 Phase 4 units was discussed. It was decided that these dues should commence when these units are substantially complete. It was noted that the Phase 4 marketing literature provided by Seven Springs includes an incorrect calculation of the dues for the Phase 4 units. It also incorrectly states that the association will provide repair for the exterior of these units. Rinaldo will address these items with Seven Springs so that the marketing literature can be corrected.

### **Road Repair**

The quote for the repair of the road asphalt on the hill on Southwind Drive was reviewed. This repair was approved with the allowance of up to 10% for additive for the asphalt.

### **Dryer Vent Cleaning**

Quotes from 3 different vendors for cleaning dryer vents will be sent to Southwind owners. The owners may contact the vendor of their choice directly for this service.

### **Lift Inspections**

The board approved the needed inspections of the chair lift. These will be done sometime before November 1.

### **Cell Tower**

Curtis reported that a cell tower company is interested in adding a inconspicuous tower to the roof of the Rec Center. Once installed this should improve cell service in Southwind.

### **Roadway Maintenance Agreement**

Middlecreek Township has agreed to accept maintenance of Pritts Distillery Road eliminating the need for a road maintenance agreement with Seven Springs for this section of road.

**Donation to New Centerville Fire Company**

In the past a donation from Southwind has been made to the local fire company. Rinaldo will check on the amount of this donation for the board to consider.

**Annual Meeting**

The 2013 annual meeting will be Saturday , September 14. It was tentatively decided to hold the meeting at the Rec Center about 11:00 to be followed by a lunch.

The board decided because of the July 4th holiday that the next scheduled monthly Board meeting will be August 3 at 8am in the Southwind Rec center.

With no further business the board meeting was adjourned.