

Southwind HOA
Board Meeting Notes
August 3, 2013

Joe Palko called the meeting to order at 8:04 on Saturday, August 3, 2013 at the Southwind Rec Center. In attendance were board members Joe Palko, and Jane Clark with John Chamberlain attending by phone. Association managers Rinaldo Acri and Carol Sosko were present as well as Maggie, the weekend representative at the Rec Center. Homeowner Jim Best was in attendance.

Minutes Approval

Minutes from the June meeting were approved with one correction. The minutes stated that there may be a disguised cell tower placed on the Rec Center roof but actually if a cell tower is installed it would be free standing and disguised as a tree elsewhere in the community.

Rec Center Access Door

The lower level Rec Center exit door has been changed to release the door if the fire alarm sounds. However the timer that controls this operation is still not functional so the lower level exercise equipment will only be available during pool hours.

Chipmunk Court Overflow Parking

The overflow parking area at the end of Chipmunk Court regularly floods with water draining from the ski slope. This area will need to be addressed in the future by adding a drain to carry the water, and by sloping the area towards Chipmunk Lake.

Bylaws & CC&R Change

Carol reported that the CC&R change to increase the size of the board from 3 members to 5 has officially been approved by the required number of homeowners. The Bylaws change regarding landscaping in the front of the units still needs about 20 more signatures.

Landscaping Committee

The landscaping committee has completed a walk-through of the community identifying various trees and scrubs that need to be replaced. Homeowner and Landscape committee chair Jeff Schrock, is reviewing the list of needed replacements and will make some recommendations for appropriate replacement plants. A plan will then be formulated for the replacement of the plantings.

Additional Reserve Contribution

The excess funds, from the fiscal year ending June 30, 2013, of approximately \$38,000 have been transferred to the Reserve account.

Villages Drive Extension

John Chamberlain report that Middlecreek Township has officially voted to assume responsibility for the section of Pritts Distillery Road from where it joins Villages Drive Extension past the turn into Southwind.

This will eliminate the need for a road maintenance agreement with Seven Springs for this section of road including snow removal and repaving costs.

2013 Annual Meeting

The annual homeowners' meeting will be held on September 14 at the Rec Center. The meeting is scheduled for 10:00 with a BBQ picnic and social time to follow at about 12:00. Hopefully many homeowners will attend the meeting on the main level of the Rec Center and then stay with their families for lunch and social time by the pool. This will be the last weekend that the pool will be open.

Pool/Rec Center

The pool was discussed and it was noted that additional signage for "swim at your own risk" and "no lifeguard on duty" need to be added to the pool area. Also complaints from homeowners regarding persons at the pool who are not observing the rules were discussed. It was decided that eliminating the pool attendant has not been successful and will need to be considered to be added back next year.

Lower Gate

The quote from Allegheny to raise the height of the lower gate to prevent problems with snow buildup was discussed. Allegheny believes that it may not necessary, but it has been requested by Ed Maholtz. Because of Ed's knowledge of the problems with snow buildup and he supports of the change, it was voted to proceed with raising the height of the gate.

Snow Removal 2013/2014

The quote from Paul Bunyan for snow removal for this coming winter is the same as last year. Carol had contacted Neiderhiser to get a competitive bid, but Neiderhiser does not have the small equipment to handle our needs. The board approved accepting Bunyan's bid for the coming year.

Common Elements

The association attorney has initiated the transfer of the common elements from Seven Springs to Southwind by defining the common elements as everything within the perimeter defined for Southwind except the individually owner townhomes within that perimeter. We are awaiting a response from Seven Springs.

Roof Review

John suggested that a contractor be located who would be willing to inspect the roofs on the individual units to determine the current condition of the roofs. Also an estimate of the cost of roof replacement could be attained. This service would be optional and would be paid for by owners who wish to participate.

Paint Maintenance

Six units in phase 1 have received the annual paint maintenance touch up service offered by Somerset Pressure Wash. John noted that this service could greatly extend the life of the current paint job. Since some owners are paying to maintain their units on an annual basis, it was decided that the next cycle of painting for phase 1, would involve individually quoted painting cost, with the better maintained units not requiring the same level (or the same cost) for the painting. Owners will be encouraged to sign up for the annual maintenance to reduce their cost when the painting is done again.

Maintenance Supervisor

The board discussed the status of Ed's absence resulting from a motorcycle accident. The board approved additional payment to Ed to cover unpaid time off after all of his personal and sick leave has been used. Seven Springs has been providing a substitute maintenance supervisor while Ed is out under the terms of the personnel agreement.

With no further business the board meeting was adjourned.