

SOUTHWIND HOA
Board Meeting Notes
December 5, 2015

Joe Palko called the meeting to order at 8:16 a.m. on Saturday, December 5, 2015 at the Southwind Rec. Center. In attendance were Board members Joe Palko, Jane Clark, Ann Miller and Jim Best with John Chamberlain attending by conference call. Association management Rinaldo Acri and Carol Sosko were also present.

Minutes Approved

John moved that the minutes from the October 3rd meeting be approved. Jim seconded. The minutes were unanimously approved as written.

ACC Requirements

A discussion was held on ACC requests not being submitted to management prior to the work being started. Any homeowner or vendor making alterations or repairs that change the outside appearance of the townhouse must have approval of the ACC Committee before making such alterations or repairs. The Board pointed out that it is the responsibility of the homeowner to obtain the approval.

Delinquent Accounts

234 Southwind Drive has been making monthly payments and the unit is currently up for sale.

Financials

We are only three months into the fiscal year and everything is within budget at this time. The biggest drain on the budget happens during the winter season with snow removal and making snow for the ski slopes. The reserve accounts are adequately funded.

“Fund Balance – Snow Removal” is a new account appearing on the Balance Sheet. The \$15,000.00 balance was placed in this account at the end of the prior fiscal year. This amount represents the under operating budget amount not used during the 2014-15 snow season. A draw down from this account will be used in future years when the expense is greater than the budget. By setting aside these funds the Board is optimistic that a special assessment for snow removal will not be required in future years.

Jane requested that management change the line caption on the Reserve Fund Activity report from “Gate Operators” to “Ski Lift Operators”. Jane also requested that the line item for Pool furniture in the amount of \$11,200 be removed from the reserve funding budget.

Landscaping Report

Bowlby’s Landscaping has been retained to trim trees, replant and remove trees within the community. Bob Bowlby was given a not to exceed figure of \$24,000. The cost for some of the tree trimming work that was completed in October and November is \$4,000. The spring landscaping work will be more aggressive. Phase I is the only phase being worked on at this time.

Pool Furniture/Cover

A decision was made to replacing the straps on the current pool furniture. The chair frames are sturdy and do not need to be replaced for a few more years. Due to dry rot it will be necessary to replace the pool cover before the pool closes next September. This is a custom cover and management does not currently have a cost for a new pool cover. It is estimated to be between \$7,000 and \$9,000.

Snow Shoveling

After discussion on the issue, it was unanimously decided that the Association will no longer offer a bulk snow shoveling program to homeowners. The Association will continue to clear driveways and sidewalks with the cost being paid from dues.

Trash Removal

Beginning December 22nd trash will be picked up on Tuesday and Friday each week. It has yet to be determined when the community will go back to Tuesday pick up only.

Tolling Agreement

Discussion continued on the tolling agreement and meetings with Seven Springs. We have not received the engineering analysis of the roadway core drilling. Joe and John are to meet with Seven Springs to discuss these issues.

Drones

Discussion continues on the use of drones within the community. The Board is working on policy for using drones within the community. Jim offered to chair a committee to draft policy. The Association is seeking members to assist Jim in this endeavor. At the present time it is unlawful to fly a drone over private property without owner's permission.

John moved for adjournment. Joe seconded.

Meeting Adjourned at 9:25 a.m.

There will be no board meeting in January. Next meeting to be announced.