

SOUTHWIND HOA

Board Meeting Notes

February 6, 2016

Joe Palko called the meeting to order at 8:04 a.m. on Saturday, February 6, 2016 at the Southwind Rec. Center. In attendance were Board members Joe Palko, Jane Clark, Ann Miller, and Jim Best. John Chamberlain attended by phone. Association management Rinaldo Acri, Carol Sosko and Maggie Hinzy were also present. At the invitation of the Board Greg Shaulis of N.J. Newman joined the meeting at 8:15 a.m.

Minutes Approved

Joe moved that the minutes from the December 5, 2015 meeting be approved. Jim seconded. The minutes were unanimously approved.

Delinquent Account

Carol presented a suggestion from the collection attorney that the Board consider accelerating the dues for a one year period for those homeowners who are frequently delinquent. After discussion of the matter the Board decided to keep to the current policy of monthly late notice letters and to charge interest on the late payments.

Snow Removal After Large Storms

The Board discussed snow removal with Greg after the big storm in January and possible solutions to improve snow removal from the streets and driveways. Homeowner Brian Bortz joined the meeting at this time and participated in the discussion. Suggestions to be investigated are:

- Should a back hoe or similar piece of equipment be kept on premises during the snow season for large for snow removal after a large storm? Greg is to investigate the cost.
- Should homeowners call management for road conditions before coming to the mountain.
- Notify homeowners via email blast of bending storms
- If homeowners need to leave the community before their driveway is clear they should call the Association office and request service.

The Board unanimously agreed that a better flow of communication is necessary between the Association management and the homeowners.

- Management will send an email blast informing the homeowners of a possible snow storm and the amount of snow expected.
- During the storm management will communicate snow removal progress to homeowners via email.
- If a homeowner has an emergency and needs assistance of their driveway shoveled immediately they should call management for immediate assistance.

John told the Board that Eric Mauck from Seven Springs called to see if he could be of some assistance

in helping with snow removal after the storm. Management is to send a thank you note on behalf of the Board.

Financial Statements

After reviewing the current financial statements for the Association Jane said that there was nothing to discuss as all the line items are currently under budget for the year.

Landscaping

Bowlby's Lawn Service as recently hired by the Board to make recommendations for tree removal and/or replacement in Phase I of the community. The Board asked that management send a letter to all homeowners regarding tree removal from their property before the tree is removed.

Drones

Jim gave a short update on the new Federal regulations regarding the use of drones. To date we are not aware of any drones used in or around the community. Jim will keep working on this project.

Roadway Core Drilling

The Board has not received the detailed analysis of the Core Drilling report from Seven Springs. Joe, John and Frank Thompson will schedule a follow up meeting with Seven Springs management.

The next Board meeting is scheduled for May 7, 2016.

John moved that the meeting be adjourned; Second by Joe, unanimously carried.

Meeting adjourned at 10:36 a.m.