

SOUTHWIND HOA

Board Meeting Notes

October 3, 2015

Joe Palko called the meeting to order at 8:09 a.m. on Saturday, October 3, 2015 at the Southwind Rec. Center. In attendance were Board members Joe Palko, Ann Miller and Jim Best with John Chamberlain attending by conference call. Association management Rinaldo Acri, Carol Sosko and Maggie Hinzy were also present.

Minutes Approved

Joe moved that the minutes from the August 1st meeting be approved. Jim seconded. The minutes were unanimously approved as written.

Driveway Specifications

Specs for driveway not completed. Widmer not returning calls. Ann offered to provide names of engineers who would be willing to work at Southwind.

Delinquent Accounts

234 Southwind Drive has been making monthly payments and the unit is currently up for sale. After discussion the Board decided to let the late charges stand and to offer no reduction at this time.

Financials

We are only two 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.

Special Board Meeting

A special board meeting was held after the annual meeting and it was unanimously decided that the Board officers will remain the same as last year -- Joe Palko, President; John Chamberlain, Vice President, Jane Clark, Treasurer and Ann Miller, Secretary. There was a small stumbling block in the elections this year with the wrong date being printed on when the ballots were to be returned. John was reelected to the Board for another three year term.

Ballots and Proxies

Under consideration and discussion the Board would like for next year to send out the voting ballot and proxy on separate sheets of paper and to include a two self-addressed envelopes -- One envelope to be used for the ballot and the other envelope to return the proxy. Jim to check with Betty Best, Election Committee person, and the CC&R's for approval on this matter

Appliances Left Outside of Dumpster

Someone recently left a used refrigerator beside a dumpster on Lakeside Trail. This is not considered trash and it is unlawful for this type of item to be placed in the landfill with other trash. Management was requested to send an email blast to all homeowners to see if the violator can be located. It costs

approximately \$200 for the association to have these appliances disposed of properly. A new house rule is to be written and anyone caught violating this rule will be charged the total cost of disposal plus a 15% upcharge by the Association.

2016 Annual Meeting

After discussion on the issue, it was unanimously decided that the annual meeting held on September 17, 2016 will begin at 9:00 a.m. and should end by Noon. Breakfast will be served starting at 8:00 a.m.

Thank you

Board members decided to send thank you notes to Abe Wagner of Berkshire Hathaway and Scott Swank of Highlands Resort Realty for providing the breakfast and luncheon for the 2015 Annual Meeting.

Log Burning Fireplaces

The Board had a discussion on whether the Association is liable for damages to person or property caused by log burning fireplaces being used within the community. Rinaldo stated that the units in Southwind are townhouses and not condos. The individual homeowner would be responsible for any damages caused by the use of a log burning fireplace.

Drones

It was brought to the attention of the Board by Joe that there has been a drone flying over and around the community. John suggested that a committee from Southwind meet with 7 Springs, The Villages, Swiss Mountain and the Mountain Villas on how to handle drones within the communities located in the resort. With all Board

Tolling Agreement

Discussion was had on the tolling agreement and meeting with Seven Springs. We have not received the engineering analysis of the roadway core drilling. The Board is going to investigate the need for the attorney to investigate an extension of the tolling agreement.

Insurance

The Board reviewed the insurance bids submitted by Jerich, Gallina and Best insurance companies. There was a \$2,500 difference between the two best bids. John suggested that management send each company the other company's proposal and ask them to tell what the difference is in the price. All responses should be received by mid-October so that the Board can make a final decision before November 1st.

Snow Removal

NJ Newman (sidewalks and driveways) and Neiderhiser & Sons (roadways) submitted three year bids for snow removal in the community. The increase the 2nd and 3rd years was between 2 and 3%. Ann made the motion that both contracts be approved for three years, Jim seconded. The vote was unanimous.

John moved for adjournment. Joe seconded.

Meeting Adjourned at 9:40 a.m.

SOUTHWIND HOA
Board Meeting Notes
Telephone Conference Call
October 22, 2015

Joe Palko called a special telephone conference meeting of the Board to discuss insurance providers. Joe called the meeting to order at 4.01 p.m. on Thursday, October 22, 2015. In attendance were Board members Joe Palko, Jane Clark, John Chamberlain and Ann Miller. Association management staff member Carol Sosko was also on the conference call.

The Association Insurance renewed June 22, 2015 with the Jerich Insurance Agency. In September the Board decided to see if comparable insurance could be received from a different company at a lower cost. The Board requested proposals from two additional companies. The Board reviewed the proposals submitted by Jerich Insurance (\$24,174); Gallina & Sons insurance (\$12,144) and Best Insurance (\$14,555).

The Board discussed the proposals and coverages submitted by Gallina and Best. Joe and John called the representatives from both insurance companies and requested that they join the meeting at different times so that Board members could ask questions about coverage.

After the insurance representatives left the meeting a discussion was had on each policy. It was also noted that there is the possibility of a 25% penalty on the unearned premium of the current policy that would have to be paid. John then moved that the insurance coverage be moved to Gallina & Sons if the amount of the early termination fee was below \$4,500.00. Joe seconded and the motion was unanimously approved. Carol is to call Jerich insurance and find out the amount of the termination penalty. A date of October 31st was chosen as the switch date.

Joe mentioned that he had received a copy of the Tolling Agreement with Seven Springs from the Association's attorneys earlier in the date and had sent a copy to all Board members. Joe moved that the tolling agreement be signed by the attorneys and sent to Seven Springs. Ann seconded the motion. After discussion of the agreements it was unanimously approved to have the Tolling Agreement signed.

A short discussion took place regarding driveway sealing and other programs offered through the Association at a bulk price from various vendors.

A. Meeting Adjourned at 5:10 p.m.