



Southwind at Lake Tahoe, Inc.
Annual Homeowners Meeting
September 8, 2012
9:00 a.m. – Noon
Seasons Room

The September 8, 2012 Annual Homeowners meeting was called to order at 9:05 a.m. by Board President Tom Mole.

Curtis Kossman established a quorum with 23 homes represented at the meeting in person and 32 proxies submitted; a total of 55 homes represented and totaling more than the 20% required.

The members of the Southwind Board introduced themselves to the homeowners.

Tom Mole asked for a moment of silence in recognition of the 9-11 anniversary.

Curtis Kossman made a motion to approve the Annual Homeowner meeting minutes from September 10, 2011. The motion was seconded by Jane Clark and carried unanimously.

Bob Denove reviewed the financials from the 2011-2012 fiscal year.

Bob Denove noted that as of the date of the meeting there were four delinquent homeowners.

Tom Mole gave the President's report. He explained that the Board has spent much time over the past year on many issues. He thanked Bob Denove for his time devoted to the Board. Tom reviewed with the membership the new adopted House Rules which were made available to the membership at the meeting.

Heidi Corsello gave the Manager's report. She explained the snow shoveling policy for winter and the importance of the emergency card information that was passed out to homeowners upon their arrival. She updated the membership on the status of the upper and lower gate operation.

Heidi Corsello explained the process of the Phase II exterior maintenance program this year and the changes made from last year. Heidi thanked John Chamberlain for his professional assistance and for offering an inspector at no charge to the homeowners to insure the work is done according to the specifications.

Bob Denove gave the Nominating Committee report. The candidates were John Chamberlain and James Best and 59 ballots were received. The new Board member by majority vote was John Chamberlain.

The Architectural Control Committee report was given by Chair Tom Mole. He highlighted a list of approved ACC requests from the past year.

Joe Palko gave the Cost Savings Committee report as the board representative and reviewed the outcome of changes that this Committee brought before the Board in 2012.

As the Board representative for the Landscaping Committee, Joe Palko reviewed the landscape work that was done and noted that the Committee will make recommendations to the Board for any changes. Heidi Corsello acknowledged homeowner and Committee Chair Jeff Schrock for his contributions and thanked him for his professional assistance with writing the revised specification.

Joe Palko gave the Pool and Rec Center Committee report as the Board representative and noted some of the new items recently purchased for the Rec Center and Pool. A homeowner noted that people are climbing over the deck railing to access the pool after hours. Management will explore ways to prevent this from happening next pool season.

Joe Palko gave the Social Committee report as the Chair of that Committee and noted that the three social events occurring this past year were all well attended.

Jack Glarrow from Seven Springs Mountain Resort reported on the new amenities and recent upgrades happening at the resort.

The 2012/2013 meeting schedule was announced. The Southwind Board of Directors meetings will be December 1, 2012 and May 4, 2013, and the Annual Homeowners meeting will be September 7, 2013.

Jane Clark made a motion to adjourn the meeting at 11:06 a.m. The motion was seconded by Curtis Kossman and carried unanimously.

Respectfully Submitted,

Heidi Corsello,
Association Manager