

SOUTHWIND HOA

Special Meeting of Homeowners

December 20, 2014

Joe Palko called the meeting to order at 3:01 p.m. on Saturday, December 20, 2014 at the Southwind Rec. Center. In attendance were Board members Joe Palko, Jim Best and Ann Miller. John Chamberlain and Jane Clark attended by phone. Association manager, Carol Sosko and Maggie Hinzy were also present. Homeowners from six units were also present at the meeting.

Purpose of the Meeting

Joe explained the reason for the homeowner vote today. The common property will be transferred on December 31, 2014 in accordance with Covenants, Conditions and Restrictions. Negotiations have been ongoing with 7 Springs for approximately 18 months.

Discussion on Purpose of the Meeting

If the change proposed by the Board is not approved by the homeowners the Association will take ownership of a portion of the dam (dike). If approved 7 Springs will take ownership.

The land where the upper gate sits will belong to 7 Springs and not the Association.

The CC&Rs state that whether the Association owns the chair lift or not 7 Springs will operate, repair and we will pay for that service. The Board thought it would be easier to have 7 springs own the ski lift and the liability for the ski lift would be shifted to 7 Springs with the Association named additionally insured. The Association will make the decision on when the lift will operate. We must maintain the lift and 7 Springs will keep the lift going.

Ski trails are still owned by the Association but the liability of the air and water lines will be the responsibility of 7 Springs.

It was mentioned by Curtis Kossman that the dike must be inspected yearly.

The Association will continue to own the land within the boundaries of the community.

The Board hired an engineering company, Fournier Robson to exam everything that is being conveyed. There are deficiencies but the Board has presented the findings to 7 Springs. The 7 Springs engineers are looking into a resolution of these deficiencies.

The law does not require pristine condition but is transferred as is. Once ownership has been transferred the Committee will sit with 7 Springs to discuss deficiencies.

Voting

All votes are one per unit regardless of the number of owners of that unit.

Homeowners were asked to submit proxies to management.

142 proxies were submitted to management

9 proxies were not counted because of defects

6 ballots were cast at the meeting

139 votes were cast to approve the agreement between 7 Springs and the Board.

There were no votes to disapprove the agreement.

Jim Best made the motion to adjourn the meeting. Seconded by Ann.

Meeting adjourned at 3:35 p.m.