

The Southwind Board of Directors met on Saturday, May 5th. The following items were discussed and motions were approved.

The financial information for the year was reviewed, showing a significant surplus for the year because of the extremely mild winter. There were significant dollars saved on snow removal, plowing, road treatment, lift operation, etc. At the conclusion of the fiscal year (June 30), the board will move to transfer the then existing surplus to the capital reserve account for future major expenditures. Also, the budget for the new year (July, 2012 to June 2013) was presented and approved. This budget will require no change in the current assessment amounts for owners.

The issue of removing the snow making equipment for the summer was discussed. This issue had been discussed at the December, 2011 board meeting. At that time it had been decided to leave the snow makers in place for the summer, and then decide whether the snow makers should be removed in future years based on the input from homeowners. The question of removing the snow makers had been included in the cost savings survey from over a year ago. In that survey 85% of owners voted to leave the snow makers up for the off season. The decision of the board from the December meeting was re-visited and it was decided by a 3-2 vote to reverse the December decision and remove the snow makers for the off-season.

Jack Glarrow of Seven Springs was present at the meeting to provide an update on the possible development of additional units along Phillips Run above the swimming pool. Jack indicated that none of the plans for this development had been finalized and that no details were currently available. He hoped that more specifics would be available by the pool opening day later this month. Jack did state that for the construction, if and when it occurs, that construction vehicles would be entering and leaving the site from the mountain side, not through Southwind.

Exterior painting for phase 2 units will be done this summer. All of the units built in phase 2 will have the exterior painted. Owners will also have the option of having their deck painted at this time. The cost of the painting will be billed to each unit owner. Notice of the painting schedule and cost will be sent to the unit owners involved.

Pavement sealing will also occur this summer. Phase 2 driveways will be sealed, and the roads within Southwind will also be sealed. Notice will be sent to owners with the schedule for this sealing.

Ed Maholtz's maintenance report included the recommendation to purchase an additional treadmill for the Recreation Center. This will help relieve the demand on the current treadmill. Cost for the new equipment will be \$4,595. A maintenance contract for all of the exercise equipment will be added.

A new drain will be added next to the ski bridge to address a water problem in that area. This drain will channel the water into an existing drain and will cost between \$3,500 and \$3,700.

The lower half of the ski bridge will be painted this year to improve that appearance of that area.

Contracts for the association were discussed. A new, long term contract with Seven Springs for the ski lift, snow making and ski trail maintenance will be negotiated this summer. Also, a new addendum to the Management Contract with Seven Springs that allows either party to cancel the agreement with 90 days notice will be signed.

A draft copy of community rules and penalties was made with various changes requested. When the final copy of these regulations, with enforcement procedures included, is ready, it will be sent to all homeowners.

The use of exterior decorative lights was discussed. The policy to allow Christmas lights from Thanksgiving until January 15th was confirmed. White lights will be allowed all year on trees and shrubbery only.

Owner signatures on 2 documents are still needed to finalize these documents. One document contains a change to the Bylaws (changing the board size from 3 to 5 members) and the other document contains a change to the CC&Rs (clarify landscaping at Southwind). The Bylaw change still needs 24 signatures, the CC& R change still needs 47 signatures. Any owner who has not signed these documents is strongly encouraged to do so when next at Southwind. Arrangements can be made with Heidi or Missy to have the documents brought to the owner at Southwind to procure the needed signatures. Please help the board finalize these important documents.

The Cost Savings Committee report included a request to Jack Glarrow that the feasibility of a new access trail into Southwind from the high speed lift, along the bank of Lake Tahoe, be reviewed in conjunction with the construction of the new units above the pool. It is not known if this trail is either doable or cost effective, but it is believe that, if it can be done, it should happen when construction equipment is already on the site. The purpose of this trail would be to provide an alternative access to the Southwind trail system and possibly eliminate the need to run the Southwind lift during the week saving considerable expense.

The Pool/Rec Center committee had several recommendations for the board. The first recommendation was to add steps from the pool to the upper level deck of the Rec Center. This would allow the deck to be effectively used for pool seating. The steps would be added to the side of the deck and would not interfere with the available seating space around the pool. The cost to add the steps would be less than \$3,000 and was approved by the board. This should be completed in time for the pool opening in late May.

The committee also recommended that new pool lounges be purchased for the upper deck to add to the chairs and tables already available there. The board approved the purchase of enough new lounges as will fit on the upper deck.

The remote for the TV in the upper level of the Rec Center was discussed. It was decided to disconnect that TV from the surround sound system to allow a simpler TV remote to be used with the TV.

The committee recommended that an elevated chair with an umbrella be purchased for the pool area to allow the pool attendant to be more visible. The board approved the recommendation. Also, an orientation session for the pool attendant was recommended to assure that the attendant understands the pool rules and the enforcement procedures for the rules. Both recommendations were approved by the board.

The option to hire a life guard, not just a pool attendant, was considered. The board decided that the problems with this option were greater than possible benefits.

A large clock to be added to the pool area was approved. A sign indicating that towels left on pool chairs or lounges for extended periods (over 2 hours) to save seating at the pool will be removed was approved.

The board requested that Ed ask for a quote to add a new emergency exit door in the exercise room on the lower level of the Rec Center. This exit door is needed during pool season to allow the lower level, including the exercise equipment, to be available outside of the pool hours.

The Landscape Committee report discussed several pending items. These included coordinating with Seven Springs in placing river rock under the back decks of the units in the building on Lakeside Drive, touching up existing areas of river rock, and current status of the edging, mulching, and seeding.

A recommendation was made by the committee to approve up to \$1,000 for lowering approximately 3 dozen water meters in the community that currently protrude too high above the ground level.

The committee also recommended contracting with a landscape architect to review the type of plantings in Southwind, especially the front yard trees. There is concern that the trees currently planted in the front yards will grow too large for the space many of them are maple trees) and will be difficult and costly to remove later. The committee agreed to research the cost for the services of an architect to review Southwind's plantings.

The Architectural Control Committee reported 3 new change requests. The first was a deck extension, the second was for a driveway enlargement, and the last was for the addition of a side window on the basement level. The deck extension is completed, the other requests are in process.

Several unapproved change requests were noted for the board. These included a front porch extension added to a unit on Southwind Court, and rain defectors added to neighbor's roof on the top end of Southwind Drive.

A question was asked regarding white window shades on a unit. Neither the CC&Rs nor the Bylaws restrict window treatment colors or style. It has been the policy of the association to request neutral colored window coverings.

The final issue discussed was the location of a recycling bin. Seven Springs currently has a bin available in the vehicle maintenance area of the resort. A notice will be circulated to owners with directions to the bin and information on recyclable items.