

**SOUTHWIND PROPERTY OWNERS ASSOC.  
BOARD OF DIRECTORS' MEETING  
Minutes**

Wednesday, June 15, 2022

Location: Carolina Trace Gated Properties

Quorum: Carrie Haynes \_x\_ Doug Burnett \_\_ John Hertenstein\_\_ Gail Wolwark \_x\_ Shane Butcher \_x\_  
Bernard Haynes \_x\_ Tim Rushatz \_x\_ Rod Loss \_\_ Cher Hertenstein \_\_

Other Attendees: N/A

Note Taker: Gail Wolwark

Meeting call to order: 7:08 pm Carrie Haynes

Community & Good Neighbor: N/A

**EXECUTIVE SESSION:**

May Minutes approved via Board email assent.

**President's Remarks:** Carrie Haynes

All SWPOA communications should initially be done through the POA.

Will continue work on going through past Covenants documents, which are very disorganized.

**Secretary's Report :** Gail Wolwark

Prepared and sent May Minutes to the Board for review. Minutes amended per Board input.

Contacted attorney re: Airbnb information.

Made and put up signs at the entrance message board.

Emailed the community all upcoming events and information.

Completed dock project of organizing registrations, identifying boats and their owners, identifying abandoned boats, numbering dock slips.

Violation letters sent for two lots on Lakewind; posted parking violation notice on vehicle at the pool.

Updated available info on new/deleted owners/residents.

Contacted CTFD for info on EZ2C number signs and sent community email with details.

**Committee Reports**

**Roads and Grounds Report:** Rod Loss

1. Barry Walls is maintaining common areas nicely. Swimming pool area will be kept free of grass clippings.  
2. Board approval needed to clean and coat the tennis court area by pool, ~\$4,500. Board will approve specific quote.

3. The Dock area will have the last coat of paint applied this week to finish the project. Expenditure should be passed before January.

4. Bushes by stop sign to be removed by the end of month.

5. Future planning for fall branch clean up and cleaning of the common area by dock.

**Architectural Report:** Bernard Haynes

Windrace Trail deck project completed 5/25/22.

Upland Reach owner working on Builders Packet.

Upland Reach - request approved for new roof (same as current) required by their insurance company.

Lakewind - approved request to replace garage door (current door is broken). Owner submitted a request to enclose the existing patio into a screened room, open the deck on top, raise the roof above the current storage room for interior renovation into a master bath. This addition has been approved; however, possible setback verification needed from a survey .

Windrace Trail - AC reviewed property; but found the homeowner unavailable. Some of the materials have been cleaned up. Needs follow-up.

**Pool Committee Report:** Cher Hertenstein

Still waiting on estimates for electrical work and drain cover in the pump room.

**Southwind Property Owners Association, Inc.**  
**Monthly Treasurer's Report**  
**As of June 10, 2022**

<b>Bank - Cash Balance Snap-Shot As Of Above Date</b>	
Checking account	\$ 42,261.39
Reserve Account	\$ 64,907.09
Total Cash Per Books	\$ 107,168.48

**Previous Month's Activity**

	4/30/2022 Balance	Transactions	5/31/2022 Balance
<b>Bank Checking Account</b>	\$50,235.64		
Incoming Cash		\$7,941.50	
Transfer (to)/from Reserve		\$0.00	
Obligations Paid		(\$4,707.19)	
<b>Bank Balance</b>	<b>\$50,235.64</b>	<b>\$3,234.31</b>	<b>\$53,469.95</b>
Bank Recon Adj. - O/S Check			\$0.00
<b>QuickBooks Balance 5/31/2022</b>			<b>\$53,469.95</b>
<b>Current Month's Transactions</b>			
Deposits			\$2,525.00
Checks			(\$743.75)
Transfers To/From Reserve			(\$12,744.58)
<b>QB - Checking Balance 6/10/2022</b>			<b>\$42,506.62</b>
<b>Reserve Account</b>			
Prior Month's Savings Account	\$52,162.07	\$0.44	\$52,162.51
Transfer from Gen'l Acct. to Reserve		\$17,000.00	\$17,000.00
Capital Expenditures to Checking*		(\$4,255.42)	(\$4,255.42)
<b>QB - Reserve Balance 6/10/2022</b>	<b>\$52,162.07</b>	<b>\$12,745.02</b>	<b>\$64,907.09</b>
<b>QB Total Cash Available</b>	<b>\$102,397.71</b>	<b>\$15,979.33</b>	<b>\$107,413.71</b>
* Dock Repairs			

**Payments**

Major payments for the period included monthly lawn maintenance, and pool Backflow test.

**Budget 2022**

To date we have received \$82,249.00 of our \$89,060.00 budgeted assessment dues.

**Remainder of the 2022 large expenditures.**

Drainage system around two sides of the pool	\$1,625.00
Reseal POA Roads - scheuled for August	\$30,904.50

**Membership & Social Committee Report:**

Rachel Butcher

Movie Night was canceled due to inclement weather. It has been rescheduled for June 25th at 8pm. We were able to get the ice cream truck rescheduled. Also pending board approval, Summit Cleaning solutions would like to set up a small booth and offer complimentary drinks and snacks.

Pending how our first Movie Night goes, we would like to schedule a second in July. Date pending.

We also have a Happy Hour planned for July 9th. The goal is to watch the sunset, drink (wine), and meet your neighbors.... There's a playground if anyone needs to bring their kids. Gail has the flyer for approval.

Movie night reschedule approved through a motion by Bernard, 2nd'd by Tim.

**CTA Rep. Report:**

Cher Hertenstein

Cher submitted [this pdf](#) containing the **DRAFT** of the Minutes from CTA's June 2022 meeting.

**Old Business:**

Boats: Each unregistered boat will be posted with a 30 day notice of removal by the POA. Policy to be drawn up by Gail based on attorney's input.

Tennis court: will meet with Laurel Thicket III member to see how they repurposed their tennis court. Our court layout should be thought through before action is taken.

**New Business:**

Tennis court resurface - check with Rod to find out what exactly tennis court resurface entails. Get bids. Limit spending on the project.

AirBNB - Owners are responsible for the behavior of renters. They must follow ALL Covenant rules. Any violations will be considered consecutive as far as fines are concerned.

Dock repairs - When the lake is lowered, dock posts need to be looked at for repair/replacement.

Working meeting will be July 10. Topic is 1,5,10 year financial plan.

Meeting adjourned at 8:30 through a motion initiated by Gail, 2nd'd by Bernard, and passed,

Next Meeting: July 27, 2022 at 7:00 pm.