SOUTHWIND PROPERTY OWNERS ASSOC.
BOARD OF DIRECTORS' MEETING
Minutes

Wednesday, March 16, 2022 7:00 pm

Location: 935 Lakewind

Quorum: Rod Raeder _x_ Carrie Haynes _x_ John Hertenstein__Gail Wolwark_x_ Carl Swenson __
Bernard Haynes _x_ Tim Rushatz __ Rod Loss _x_ Cher Hertenstein_x_Chantel Raeder__
Shane Butcher_x_

Other Attendees: N/A

Note Taker: Gail Wolwark

Meeting call to order: 7:11 pm. Rod Raeder

Community & Good Neighbor: Discussed community concerns re: Upland Reach properties.

EXECUTIVE SESSION:

Approval of last meeting's minutes: Motion raised by Rod L., 2nd'd by Bernard and passed

President's Remarks: Rod Raeder
Park set up on tennis courts. Clean up needs to be completed.
Speed bumps painted; will be re-done at the end of summer.
Updated website worked on in working group.
Concluding tonight's meeting, I resign from the Board to prepare for my move to TX.

Vice President's Remarks: Carrie Haynes
Carrie will assume responsibilities of the President.
A new attorney has been contacted and proposed Covenants were looked at with feedback. Scheduled to conduct a meeting on 3/23 to discuss issues.

Secretary's Remarks: Gail Wolwark
January Minutes were sent to Carl to post on our website.
February Minutes draft was sent to Board members for their review.
Notice was sent to all owners regarding our new website and Spring projects.
Contacted the gate house to get updates on new and deleted residents/owners. I also emailed Tim Bloedorn on the Security Team, asking that he send me a monthly copy of new/deleted residents going forward. (He in turn referred me to the CTA Sec.)
Dues reminder will be sent to owners.

Financial Report: John/Cher Hertenstein
2nd CTA dues payment will be made on April 1st.

Southwind Property Owners Association, Inc.

Monthly Treasurer's Report
As of March 16, 2022

Cash Balance Snap-Shot As Of Above Date	
Checking account	$35,860.31
Reserve Account	$52,161.20
Total Cash Per Books	$88,021.51

Previous Month's Activity

Bank Balances	1/31/2022	Transactions	2/28/2022
Checking Account	$7,570.06		
Incoming Cash		$23,308.00	
Transfer (to)/from Reserve		$0.00	
Obligations Paid		($1,118.48)	
	$7,570.06	**$22,189.52**	**$29,759.58**
Payments			
Deposits			$6,287.00
Utilities			($186.27)
			$6,100.73
Current Balance	03/16/22		**$35,860.31**

Bank Balances	1/31/2022	Transactions	2/28/2022
Reserve Account			
Savings Account	$52,160.80	$0.00	$52,160.80
Interest		$0.40	$0.40
Transfer from Gen'l Acct. to Reserve		$0.00	$0.00
Capital Expenditures*		$0.00	$0.00
	$52,160.80	**$0.40**	**$52,161.20**
Total Cash Available	**$59,730.86**	**$22,189.92**	**$88,021.51**

Budget 2021

To date we have received $83,385.00 of our $88,802.00 budgeted assessment dues.

Remainder of the 2021 large expenditures.

Drainage system around two sides of the pool	$1,610.00

Budget 2022

Annual Dues hs been sent out		$89,060.00
4 quarter of CTA dues to pay		($44,975.00)
Remaining Balance if all money is collected		$44,085.00
CTA Dues Paid 1st Quarter	01/03/22	($11,243.75)
CTA Dues Paid 2nd Quarter	04/04/22	($11,243.75)

Committee Reports

Roads and Grounds Report: Rod Loss
Lawn maintenance contract being finalized.
Dock work should be complete this month. Ramp and skirting are finished and painted.
Bid for road work came in at $28K to seal cracks 108,380'. $44K for Mills road. $152K to apply bonding and asphalt overlay.
Will create a document for boat/trailer registration at dock.

Architectural Report: Bernard Haynes
Update of deck and screened porch approved for a lot.

Pool Committee Report: Cher Hertenstein
Pool will open May 1.
Cher will create a volunteer letter and forward it to the Secretary.

Membership & Social Committee Report: N/A Shane Burcher

CTA Rep. Report: Cher Hertenstein
CTCC :
● Raymond Reyes introduced himself; wants to be a part of what the club can offer the community and offer insight into the club
Utilities Report:
● Met with public staff 2/28; still working on their response
○ No word yet on what rate increase will be or when it will occur
CT Fire Dept:
● 65 calls already this year
● Currently working on budget. Don't see any major changes but there will be normal increases
● FirstHealth EMS has been running out of the station for about 5 months; working well. If there are comments on their service contact Chief Meyers
● If there are suggestions/comments for the FD contact Chief Meyers
● Will send the newsletter to CTA Sec. Newsletter sent to anyone that subscribes to the newsletter at CarolinaTraceVFD.org
● Sells high-visibility home # signs for $20 if you install/$25 if they install
● Is there interest in an informational session on VFD operations/budget/etc
PRESIDENT'S REMARKS:
● Lake is recovering nicely
FINANCIAL REPORT:
● Umbrella policy coverage is now $5 million for same price as previous $25 million policy due to rate increases which made the previous policy amount unaffordable. At some point it may be more cost effective for POAs to split back out
SECRETARY:
● Thanked everyone for getting their COI statements in as well as their POA updates
● David spoke re Mike Dussault - he got his COI in and motion for a waiver for Mike was made by NS POA and seconded by Woodfield; No discussion was brought up; Waiver is granted for another year

COMMITTEE REPORTS
Security & Safety:
● Cameras have been put back up and cameras repaired
● Front resident gate is opening faster now
● Covenants and Restrictions requested from POAs that do not have a website
● Needs website addresses sent in so the CTA site can be updated and linked
● Still working on updating forms, policies, & procedures
○ Sticker applications being redone
○ Updating non-resident sticker to not require approval
● Black RAM not found yet; Cmte wishes to offer a reward of $100. If the Board approves a reward, the Sheriff will be updated. Motion was made by Woodfield to approve the $100 reward; HC seconded; No opposition; Motion passed.

● Ambulance attempted to use the back, siren frequency did not open the gate due to a different frequency
○ FirstHealth was issued 8 stickers - ambulance may not have been issued one yet
○ Email received accusing front gate and CTA on racial profiling
■ Drivers cannot drive on roads without a valid DL
■ If someone in vehicle has valid license, they pull into the back and the driver is allowed to drive
■ If no one has a vehicle, driver is instructed to call the homeowner and the homeowner is given the option to come drive them in
■ Gatehouse was contacted to be sure they are checking DLs on all contractors
■ Update will be put up to remind residents of the rule that contractors must have DL to drive on CT roads

● CERT Report for Safety & Security Committee for 28 Feb 2022
● The CERT Basic Course begins on Friday, March 4. If anyone is interested in the course, contact Penny Turner at pbturner@windstream.net.
● All residents are invited to attend our monthly CERT training sessions. Training at present is by Zoom session. Contact Penny Turner for the link to attend. March training will be about Disaster Response by the Salvation Army.

● CERT has begun a project to help residents build emergency home & vehicle kits, as well as a Go-Bag. If you are interested in having a CERT member help you, contact Penny Turner at pbturner@windstream.net or Diana Stepanik at d_stepanik@yahoo.com.
Traceway Roads & Maintenance (TRAM):
Completed
● Bridge inspection (scheduled 2/24) Rod Loss
● Media/ TV installed North and South exits
● Pruning of crepe myrtles gatehouse to rt 87
● Pruning of crepe myrtles South Exit (Ron / Deb Moeller)
● Planter section South exit at Cox Mills Rd. (Peggy Hudson / Susan Violon)
● Asphalt work patch repair North exit
Upcoming
● Structural surroundings around the media sign at the front gate.

● Shade cover on South exit media / tv
● Asphalt works at several locations along Traceway. (Front end entrance expansion / u-turn / Lakeview intersection / Eagles nest / Drainage on sides of Traceway North) Mike Dussault
● Additional signage at Southside loading / unloading area / North and South exits
● Bridge inspection review
● Long Range planning budget 10 years (Dave Thomas)
● Planning for adding fish to lake and carp to several ponds Ernie Patterson Al Zulich
● Removal of large bushes in the middle across from the bus area.
● Replacement gate at North Exit
● Lake depth indicator around bridges and other locations in Lake Trace. Ernie Patterson
● Drainage issues at Chelsea
● Landscaping Spring planning
Other
● DOT recommended moving North Gate inward 200’ - if not moved the state can prohibit the use
○ Gate only will be moved, other amenities (parent parking, etc.) will remain where it is
○ Completed within 6 months is the goal
○ Will allow about about 15 cars before spill over onto Cox Mill
● South Gate also needs upgraded to have the same armature as on the North Gate
● Board requested to authorize up to $30,000 to adjust the North Gate 200’ and upgrade the South Gate
○ Motion made by Lakewood to fund the upgrade of the 2 gates for p to $30000 from the reserves; Motion Seconded; No objections; Motion passed
● Will be applying to the state to change the designation of the North and South gates from ‘emergency exits’ to ‘entrances’
○ This will allow intersection signage to be put up and the roads to be labeled as private
Trace Lake and Dam Committee (TLDC):

● Adjusted the gate valve over the past month
● State issued a work certificate to Escalante and CTC to complete maintenance issues on the dam
● Meetings being scheduled with Escalante
● Escalante intends to complete the work for which the state has issued certificates (tree removal, brush clearing, concrete issues) - still need information on when the work is to be completed
● Water is owned by the state; Land is owned by Escalante
OLD BUSINESS:
● No old business discussed
NEW BUSINESS:
● Woodmere asked if other POAs used electronic payment systems
○ Square is used by LT - Contact Treasurer@laurelthicket.com for more information on Square

Old Business:
Rod L. will follow up on removing the holly at the entrance.

New Business:
Will check with John about availability of funds for picnic tables. 4 for the park area at the tennis court and 2 for the dock area. Rod L. raised the motion to buy 6 picnic tables. 2nd'd by Cher and passed.
Suggestion was made to add parking spots to the pool area to accommodate traffic for possible food trucks/vendors.

Meeting adjourned at 8:07 pm.

Next Meeting: April 20, 2022 at CTGP at 7pm.
***Note subsequent date change to April 27,