

SOUTHWIND PROPERTY OWNERS ASSOC. BOARD OF DIRECTORS' MEETING MINUTES

Wednesday, March 17, 2021

Location: Carolina Trace Gated Properties (Thanks Tim Rushatz)

ATTENDEES: Forrest Breyer _X_ Anthony Hoots _X_ Doug Burnett _X_ Gail Wolwark-Miner _X_
Kristen Hoots _X_ Andy Shook ___ Tim Rushatz _X_ Ernie Clemens _X_
Carl Swenson _X_ Rod Loss _X_ Julee Snyder _X_

Other Attendees: None

Note Taker: Gail Wolwark-Miner

Forrest called the meeting to order at 6:34: p.m.

Community & Good Neighbor: N/A

Minutes Approval:

February 2021 minutes were approved.

President's Report::

Forrest Breyer

I hope this month that you all are doing well and staying healthy. Hopefully with the vaccinations under way we can enjoy the pool this year without all the restrictions of 2020. There are some good things happening in Southwind. JC Landscaping did a nice job with the island at the entrance. Looks better than rotting railroad ties. If you haven't noticed the stone work at the front sign has been power washed along with all the other signage in Southwind. The new fence is in the works at the pool and the new restroom doors are scheduled to arrive April 5th. Mark Mitchell plans to repave the pool area in April. Keep your fingers crossed that all this rain we are having does not push the schedule too far out. I can't thank you enough for your efforts of making this board work so well.

Forrest asks that Board members get in their monthly reports by the Monday prior to the Board meeting.

Financial Report:

Doug Burnett

Bank Balances	2/12/2021		3/15/2021
	Balances	Transactions	Balances
Checking Account	\$24,829.72		
Incoming Cash		\$15,414.66	
Transfer (to)/from Reserve		\$0.00	
Obligations Paid		(\$837.46)	
	\$24,829.72	\$14,577.20	\$39,406.92
Reserve Account			
Savings Account	\$74,621.54	\$0.00	\$74,621.54
Transfer from Gen'l Acct. to Reserve		\$0.00	\$0.00
Capital Expenditures		\$0.00	\$0.00
	\$74,621.54	\$0.00	\$74,621.54

Total Cash Available	\$99,451.26	\$14,577.20	\$114,028.46
<u>Payments</u>			
Major payment this period was \$762.00 for our General Liability and Officers Insurance.			
<u>Budget 2021</u>			
To date we have received \$44,539.92 of our \$88,802.00 budgeted assessment dues.			
<u>Other</u>			
On 3/15 we signed the contract for our new pool fence and removal of the old chain link fence for a total of \$7,700.00.			

Board agreed that unpaid dues should be pursued legally.

POA tax return is completed.

Treasurer's report was approved.

Secretary's Report:

Gail Wolwark-Miner

New and Deleted Resident updates from CT (January) have been made in our system.

Julee Snyder was emailed on 2/22 re: possibility of chairing a committee/helping to update By-laws and Covenants.

Updating the SWPOA Owner/Renter database continues.

Several renter's emails/phone numbers are missing from our database. Julee Snyder will do a "meet and greet" door to door with renters to procure the information needed. If this is not successful other avenues will be tried.

Secretary's report approved.

Committee Reports:

Roads and Grounds Report:

Andy Shook

Anthony will get a quote on common grounds tree removal.

Architectural Report:

Kristen Hoots

There are two inquiries pending for fences.

Pool Committee Report:

(NO CHAIR)

Pool House doors purchased and parking lot scheduled to be done in April.

Membership & Social Committee Report:

(NO CHAIR)

Julee Snyder has agreed to work on this committee. Thank you Julee, you are appreciated!

CTA Rep. Report:

Forrest Breyer

CTA President

With the approaching opening of the South gate, I will quickly review the operation principles of all our automatic gates. Every gate has a sensor to trigger opening and a sensor to trigger closing. The concept for all the gates is that they are triggered open, a vehicle passes through and the gate is triggered close. For the entrance gates, the trigger is a scanner/sticker reader mounted on a pole to the side of the road that registers the

stickers you purchase from the Gatehouse. We have "free exit" gates which means the trigger for the exit gates are a loop of wire buried in the asphalt that senses when a large metallic mass passes over them. Both entrance and exit gates have the same type of ground loops buried in the asphalt to trigger when the gates are to close. I mention this because as the gates become busy, or driver's become impatient the computers controlling these gates can get confused. I have seen repeatedly when drivers enter the gates before they are opened all the way and the computer doesn't know to close the gate so it stays open until a backup timer kicks in. I also see when a vehicle goes through the gate and another vehicle is waiting behind right where the sensor is telling the gate to open, so again, the computer doesn't really know when to close the gate. For the exit gates, our security is not impacted by multiple vehicles leaving, it is most efficient for a stream of cars to drive through the exit gates without making them close after each single vehicle leaves. For entering vehicles however we really wish to avoid tailgating or even the appearance that unauthorized, unregistered vehicles are coming into Trace by closely following a registered vehicle. Recognizing how busy certain times of the day are, when residents are simply trying to come home, even at the main gate, supervised by our guards, there are times when a stream of entrance vehicles come into the gates. Ideally however, it would help avoid confusion if vehicles waiting to enter Traceway wait back before the entry scanners can read their stickers, then pull forward when they see the gates at least starting to close. This way, other vehicles or the cameras that are recording can easily show that your vehicle is registered as an authorized entry. As I said in the beginning, there are ways that the computers can be confused however and leave the gates open for much longer than I expect any of you to wait, especially if there is a growing line of vehicles behind you also waiting to enter! We all recognize there are always trade-offs between security and convenience, the automatic gates are a tremendous convenience and hopefully by explaining their operation a little more, we will continue to have reasonable access security as well.

March Safety and Security Report

For those of you who may not be aware yet, the mailboxes at the front turnaround were heavily damaged during the evening on Friday, February 26, 2021. The Sheriff's Department was contacted, and a report has been made. The postmaster was also notified, and they will be sending an inspector out. We are currently having playback issues on the camera system, but I hope to have more information after the company comes out to take a look on Monday.

A resident has recently requested an e-sticker for their car, provided to them by their company. As most of you should be aware, we do not allow resident e-stickers to be placed on cars that are not registered to the resident themselves. After being contacted by some of the Directors, the committee will be taking a look at this request, and this general policy, at our meeting Monday night and will be presenting our recommendations at Tuesday night's board meeting.

March TRAM Report

Completed

- 1) Finished crack sealing of all of Traceway roads
- 2) Foam injection of Culverts at Stonegate pond to stabilize earth around the culverts.
- 3) Replaced boom at visitors entrance at gatehouse.

Upcoming

- 1) Spin Casting of Culverts at Stonegate pond - nu-pipe
- 2) Improve and extend drainage issue in medium south of Emery Point road
- 3) Replace damaged mailboxes at gatehouse turnaround.
- 4) Asphalt work extending roads and repairing roads.

South Gate

Completed

- 1) Drainage / Tree removal/ New steps completed per NCDOT
- 2) Duke Energy added power to pedestal

Upcoming

- 1) Additional lamp post added by Duke
- 2) Spectrum to install internet
- 3) Gate post to be installed
- 4) Electrician to run power.
- 5) Asphalt work Speed bumps, cutting road, and adding to curve at Cox Mills
- 6) Painting and signage
- 7) Chain link fence

Depending on progress - Gates, Gate system and Cameras will be added.

Old Business:

Stone for dock lane - working on completion of 2 estimates.

Lights at dock. Tim is checking.

Signs have been power washed. Working on replacing bent signs at SW entrance.

It was agreed that volunteers will paint posts.

Carl updated the website with available information.

New Business:

Kristin will work to resolve issue of materials truck not being allowed into SW per CT.

Letters will be put out to owners and renters regarding spring cleanup of properties.

General Announcements:

The next regularly scheduled Board meeting will be Wednesday, April 21, 2021 @ 6:30 PM.

At 6:19 pm a motion was approved to adjourn the meeting.