

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

Minutes

Wednesday, December 15, 2021 7:00 pm

Location: Zoom Meeting

Quorum: Rod Raeder _X_ Carrie Haynes _X_ John Hertenstein _X_ Gail Wolwark _X_ Carl Swenson _X_
Bernard Haynes _X_ Tim Rushatz _X_ Rod Loss _X_ Cher Hertenstein _X_ Shane Butcherr _X_
Chantel Raeder _X_

Other Attendees: N/A

Note Taker: Gail Wolwark

Meeting call to order: 7:10 p.m. Rod Raeder

Community & Good Neighbor: N/A

EXECUTIVE SESSION:

Approval of last meeting's minutes - motion made and approved

President's Remarks:

Rod Raeder

Motion presented and approved for Shane Butcher and Chantel Raeder to fill vacant Board positions.

Idea presented to discuss adding online meeting parameters to the Bylaws as they are revised.

Group chat for Board was discussed and will be decided upon in the next week

Rod R. talked in person to all owners with reported infractions, except one who was not available. Follow-up will be done by Rod.

Expenditure of \$150.00 was approved for the information board at the triangle.

Rod R. will compile a newsletter. Board members will submit items by 12/19/21.

Bylaws working group will meet Sunday, Jan. 9, 2022.

Secretary's Report:

Gail Wolwark

Updated and refined Owners and Renters spreadsheet and Google Contacts.

Infractions Notice sent to Board for review. Suggested change will be made.

Updated Admin file in Google Docs, and made file for AC use.

Sent notice regarding lake lowering to all owners/renters.

Cleaned and organized box of physical SWPOA materials.

Began cleaning and organizing SWPOA Google Docs.

Financial Report:

John/Cher Hertenstein

Discussion of how developed/undeveloped lots are defined.

Discussion of possibility of increase in assessments.

Rod R. will check with the county to find out about taxes on common ground.

Southwind Property Owners Association, Inc.
Monthly Treasurer's Report
As of November 30, 2021

Cash Balance Snap-Shot As Of Above Date	
Checking account	\$ 8,700.49
Reserve Account	\$ 52,159.49
Total Cash Per Books	\$ 60,859.98

Previous Month's Activity

Bank Balances	10/31/2021	Transactions	11/30/2021
	Balances		Balances
Checking Account	\$11,453.68		
Incoming Cash		\$1,975.00	
Transfer (to)/from Reserve		\$0.00	
Obligations Paid		(\$277.08)	
	\$11,453.68	\$1,697.92	\$13,151.60
Reserve Account			
Savings Account	\$52,159.49	\$0.00	\$52,159.49
Interest		\$0.43	\$0.43
Transfer from Gen'l Acct. to Reserve		\$0.00	\$0.00
Capital Expenditures*		\$0.00	\$0.00
	\$52,159.49	\$0.43	\$52,159.92
Total Cash Available	\$63,613.17	\$1,698.35	\$65,311.52

Payments

Major payments for the period included the paving of the pool parking lot of \$34,249.00 and our 4th quarter CTA dues of \$10,519.75

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

Committee Reports

Roads and Grounds Report:

Rod Loss

Rod L. will work on a gardener contract.

Discussion of maintenance of common areas. Owners will be asked for input.

Discussion of updating signage now that the South Gate is open and traffic comes from that direction as well.

CTA is providing a container for any POA to store items.

Architectural Report:

Bernard Haynes

AC is organizing emails to make lot information easily accessible. This includes getting any possible missing documentation from previous approvals.

Approval granted for roof on one lot and painting on another.

AC is researching user friendly links and docs.

Discussion of how shed requests will be handled. They will be approved case by case.

Approvals on 2 lots on Upland Reach discussed.

Pool Committee Report:

Cher Hertenstein

Plan is to open the pool May1, 2022.

Getting a pool cover was investigated and deemed to be cost ineffective..

Estimate on the damage to the pool fence is pending.

Social Committee Report:

Shane Butcher

When the lake is lowered a community social event can be held to work on the dock area.

CTA Rep. Report:

Doug Burnett

CTA December 2021 Meeting Synopsis:

It was once again reiterated by CTA to encourage every resident to invest in automatic lights, cameras, alarms and even a good dog to protect your personal property securely. At a minimum, keeping your vehicles and doors locked would prevent most of the real crimes we do experience here in Trace.

There are several committee vacancies as well as officer positions that are needed to be filled on the CTA. Volunteers are needed.

Due to a low pay rate for the SPA staff and trying to retain the staff, it was proposed to give out a \$250.00 Holiday/retention bonus and possibly another \$250 bonus later in the summer. The new SPA contract will be re-negotiated in October, 2022.

The Gatehouse will be receiving a new phone system, Verizon's is just not working out and is more expensive than the new one with Tj's phone service, a vendor in our area.

It was noted that tailgating at the gates has been a continued issue. Several ideas are being tried to correct it.

The media center (TV by the front gate) will be getting an awning to assist in viewing it, and due to the increased traffic flows at the back gates, media centers will be placed back there too, in the near future.

Old Business:**New Business:**

Motion passed to base Board email addresses on position rather than personal name.

Doug Burnett will be our CTA alternate representative.

Next Meeting: January 19, 2022 at 935 Lakewind, 7:00 pm.

Meeting adjourned at 8:55 pm.