

**SOUTHWIND  
HOMEOWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
AUGUST 7, 2023**

**MINUTES**

**7:00 PM** Not enough proxies and attendees for an Annual Meeting quorum was established. Board requested calls to be made to any neighbors to allow the Annual Meeting to be held. 1/10 of 2023 eligible voters was 43.

**GUEST SPEAKER:**

LaVista Police Captain Kinsley spoke and reminded homeowners to lock doors, close garage doors and don't leave valuables in the car. He said we have one of the better neighborhoods in the city but to be vigilant. Informed citizens of changes and plans for the open position of Chief of Police. Asked for any interested people to spread the word and apply as they are recruiting a new class with The City Center and Sports Complex creating a need for more full time officers. Discussed statistics on speeding thru the neighborhoods and LaVista police monitoring efforts.

**CALL TO ORDER:**

A Quorum was established at 7:30 pm Patton, President for the Southwind Homeowners Association, called the Board Meeting to order. The Meeting was held at The LaVista Community Center, 8116 Park View Blvd.

Members present (30 Lots); Trudy Heikens, Monica Heikens, Mark White, Sherman Adkins, Allen Nelson, David Geck, Cindy Keffer, Mike and Tracy McGahn, Clayton and Jackie Hill, Clay and Michelle Kelly, Myron Welton, Misty and Russ Becker, Jeff Schovanec, Ann and Stott Wieczorek, Steve Brocky, John Patton, Ted Brownlee, Dale Wepfer, Julianna Popelka, Dawn Wthernall, Adian Storoscik, Mike Hokanson, Fred Echternacht, Diane Rasmussen, Lauren Lier, Kyle Heddens, Paul and Arielle Halverson, John Davis, Roger Lufgren, Kris and Terri Tweedy.

Proxies submitted by (13 lots); Vickie Fuller, Stepanee Cannuia, Terrence Fletcher, Nikki Flower, Lynn Turco, Christina Ridnour, Joan Miers, Patrick Kenealy, Margaret Bianchi, Stephen Kovar, Isabel Tkelec, Colleen Corcoran, David Ludwick.

Also in attendance Alice Freeman and Carla Woosley with PJ Morgan.

**PROOF OF NOTICE OF MEETING:** Notice of the annual meeting notice was presented and acknowledged by those in attendance as proper notice of meeting was given.

**MINUTES:** The minutes of the August 1, 2022 Annual Meeting meeting were available. A motion was made after distributed to dispense with the reading of the minutes and approve as presented, the motion was seconded and all approved.

**2023-24 Budget:** The 2023-24 Budget was provided and reviewed. Discussion; A one time cost of the Southwind monument movement from landowners property at 96th and Parkview created an overage of \$9,341 to the 2023 landscape budget. This resulted in a net cash loss of -\$7,435 to the 2022-2023 budget, this will not repeat in 2023-2024, therefore the Board is not recommending any increases in dues. Members asked about management fee increase being large, the board will review this item with PJMorgan at next board meeting. The increase exceeded the contract amount by \$523. A motion was made to approve the budget as presented with the overage of \$523 reduced from miscellaneous funding until resolved, motion was seconded and all in attendance approved.

**HOLIDAY LIGHTING:** Holiday lighting will be updated for 2023-2024. Significant loss due to damage and theft occurred 2022-2023. Insurance claim and additional funds will increase replacement with above ground fixtures for better resistance to theft. The Board will again use current contractor in 2023-2024 after a search did not create any viable options.

**LANDSCAPING:** All islands have experienced significant plant loss after the dry winter. The Board approved a planting plan that is currently updating and refreshing with new drought tolerant plantings. The annual cost for landscaping has increased and the new landscaping budget also include a budget for water trucking after planting to avoid plant loss as there is no water service to the islands.

**COVENANT COMMITTEE:** A reminder for garbage cans should not be visible from street. As a reminder approval is needed for exterior modifications and additions. Per Covenants no above ground pools, or sheds are allowed. Fences need approval. We are starting to see solar panel requests, which are being addressed as they come in and do require City approval.

**ELECTION OF OFFICERS:** David Geck, Dale Wepfer, Jr and Ted Brownlee had terms that expire 2023. Volunteers and nominations for the 3 year term expiring 2026 were; David Geck, Dale Wepfer, Jr, Ted Brownlee, and Russel Becker Each candidate discussed their desire to serve and background. Ballots were available to be distributed and a motion was made to dispense with voting and elect all four volunteers to the Board of Directors as Covenants allow up to 9 Board Members. The motion was seconded and all in attendance approved with no objections.

**OPEN DISCUSSION:**

- a) Rentals: The Covenants do not prohibit rentals, the Board is continuing to monitor the situation and has discussed options with the attorney and strongly encourages reporting issues to city.
- b) Street Signs: The City is responsible for the street signs and will replace with green federal standard city sign. The board was asked to examine costs to replace and/or repair existing "Southwind" style street signs to maintain neighborhood feel. The results will be presented at next years meeting.
- c) Walking Trails: Street signs to inform auto traffic are requested for the crosswalks. The board will look into and make a formal request to the city. The City maintains the trails and sidewalks in park. The noted damage will be again communicated by the board to the city parks. Tree trimming for clearance will be communicated to city parks. Homeowners are also asked to call to increase the volume of requests.
- d) Sidewalks: Homeowners are responsible for any damaged sidewalks on your lot. City codes require repair and insurance risk is high for owners who do not repair.
- e) Dues: Note electronic payment processing thru the PJMorgan app is preferred. Future communications will become available thru the app and are undergoing an update to the website.
- f) Covenants: The board will look at changing the 1/10 rule to avoid a repeated challenges with quorum for annual meeting.
- g) Picnic: Reminder for annual picnic on Aug 20, 2023; 4pm-7pm in Southwind Park.

**ADJOURNMENT:** There being no further discussion, all in attendance agreed, and the meeting adjourned at 8:20 PM.