



Southwind Community Association




Southwind Board of Directors Quarterly Meeting

12 November 2013

Call To Order/Establish Quorum

James Barricklow

Agenda

- ▶ Call to Order/Establish Quorum
 - ▶ Old Business
 - Management Report and Actions since 16 July Meeting – James Barricklow
 - Finances – Adam Dalke
 - ▶ New Business
 - Committee Reports
 - Trees/Pipeline Easement – Ron Erickson
 - Reserve Study/Repairs to Facilities – John Jurik
 - Bad Debt – Brad Baldwin
 - Rules/Commercial Vehicles – Jon Smith
 - Violations process – Mike Vitale
 - SH 360 Highway – John Jurik
 - ▶ Adjournment
 - ▶ Questions/Comments
- 

Management Report and Actions Since 16 July 2013

James Barricklow



Board Actions Since 16 July 2013

- ▶ Darryl Taylor resigns from Board due to time constraint issues. Position to remain vacant until next annual meeting in 2014. 9/3/2103
- ▶ Board approved cleaning up problem areas left exposed by latest gas line tree clearing 10/1/13
- ▶ Board approved 2014 Budget 10/4/13
- ▶ Board approved opening new Account at Vision Bank to achieve higher return and avoid exceeding \$250k limit at North State Bank 10/8/13
- ▶ Board approved Hadden recommendation on Fall Color 10/14/13
- ▶ Board approved paying back taxes in full and having Riddle & Williams file protests after the fact 10/21/13

Finances

Adam Dalke

Financials for 2014

Total Operating Income: **\$259,358.56**

▶ Key Increases

- **Management Fees:** Caused by an increase in the number of home owned by residents not builder. Charge is \$3.96 v \$1.96
- **Insurance:** In the process of having this re-bid.
- **Community Activities:** Due to the want to have more Activities for Southwind residents.
- **Landscaping:** Due to more areas needing to be mowed; such as common areas around ponds.
- **Ponds:** Due to chemical price increase.

Key Decreases

- **Utilities:** Old Board had high estimates. There has been a rate reduction by going with Cirro Energy (6.1 cents).
- **Bad Debt:** Board has taken firm control to reduce the amount of bad debt.
- **Professional Fees:** Reduced due to more efficient Community mailings.
- **Pool:** Reduction in maintenance and number of keys ordered.
- **Playground:** Do not need as much mulch as last year.

Committee Reports

Social/Sunshine Committees – Kim Dennis

Community Action Group/Neighborhood Watch – Debbie Heitmeier

Pool Committee – Robert Doughty

Landscape Committee – Graham Darby

Welcoming Committee/Communications Committee – Phil Amodeo

Yard of the Month – Judy Newlin

Activities / Sunshine Committee

Kim Dennis

2013 Southwind Activities

- ▶ 3/23/13 – Easter Egg Hunt
 - Children in the community hunted fun-filled eggs in the pool parking lot. The Easter Bunny came for a visit.
- ▶ 4/13/13 – Spring Garage Sale
- ▶ 5/18/13 – Pool Opening Day Celebration
 - Activities Committee served hot dogs, chip, drinks and cookies to everyone who came by the pool.
- ▶ 10/1/13 – National Night Out
 - Neighbors enjoyed chips/queso/Kona Ice while their children bounced in the bounce house. The police and fireman made a late visit.



2013 Southwind Activities

- ▶ 10/13/13 – Fall Garage Sale
 - Some neighbors said they did very well, others did not.
- ▶ 10/31/13 – Halloween Hayride
 - Very good turnout. 10 “rides” from 6:30 – 8:30, all but one of them packed
- ▶ 11/8/2013 – Neighborhood Progressive Dinner
 - 4 Host Homes, Update to follow
- ▶ 12/13– Christmas Decorations Contest
 - Prizes for 1st, 2nd and 3rd
- ▶ 12/14/13 @ 6:30 Christmas Caroling
 - Meet at the pool parking lot



Community Action Group/Neighborhood Watch

Debbie Heitmeier



Upcoming Events

▶ Crime Watch Committee

- Meeting with the community and our police officers on Nov. 21st, Mansfield Public Library, 6:30–8 pm
 - We will be looking for block captains at that meeting to help the committee get better organized
- Community Watch meeting for the community for the first quarter will likely be held in February 2014

▶ Southwind Community Action Group

- We will follow up with the city in December on the status of the completion of the sidewalk on Ragland Rd.

Trees / Pipeline Easement

Ron Erickson

Trees

- ▶ The Board has initiated a Common Area Tree Policy to ensure Southwind mature trees are properly cared for
- ▶ On 26 September, Kerry Kellam, of Horton Tree Service, a certified arborist inspected the trees in pool area
- ▶ Determined that a Cedar Elm and Post Oak tree from front of pool entrance were dying and must be cut down
 - Poor drainage, lack of irrigation, and hard ground around trees was the issue
- ▶ Other trees in pool area require trimming, weight reduction, and mistletoe removal
- ▶ Five Shumard Red Oaks 10'–15' tall will replace these trees and two previous removed trees at Southwind sign at pool

Trees



Pipeline Easement

- ▶ Sunoco required under Federal guidelines to clear a 50' path through pipeline easement off Water Oak Dr. west of Shadowfax
- ▶ Several trees removed, other trees trimmed
- ▶ After Sunoco cleanup, Hadden went through and cleared a path 3' from the retaining wall on the east side to remove brush and trash
- ▶ Sunoco will still come and remove one remaining stump



Reserve Study/Facilities Repair

John Jurik

Reserve Study

- ▶ Conducted by Building Reserves Inc. on 18 July 2013
- ▶ Why Do a Reserve Study?
 - Financial plan used to set aside the appropriate amount of money required for capital repairs (30 years) and replacement of assets
 - Essential tool for preparation of the association's annual budget
 - Protects the value of the Southwind's infrastructure and marketability
 - Helps ensure that homeowners pay their fair share of the deterioration in direct proportion to the amount of time they are owners
 - Contains a detailed inventory of the association's major assets and serves as a planning tool for future repairs and replacements
- ▶ Study is available on-line on the www.southwindhoa.com website

Reserve Study

Fences, Rail-Style, Concrete

SITE COMPONENT

PERCENTAGE OF TOTAL FUTURE COSTS: 3.73%

Line Item: 7

ESTIMATED UNIT QUANTITY

Present:	1,020	Linear Feet
Replacement Per Phase:	1,020	Linear Feet
Replaced in Next 30-Years:	1,020	Linear Feet

ESTIMATED REPLACEMENT COSTS

Current Unit Cost:	\$31.00
Current Cost Per Phase:	\$31,620
Total Cost Next 30-Years:	\$68,294

ESTIMATED AGE AND REPLACEMENT YEARS

Estimated Current Age in Years:	7
Remaining Years Until Replacement:	30
Estimated First Year of Replacement:	2043

CONDITION AND USEFUL LIFE

Overall Current Condition:	Good
Useful Life in Arlington, TX	35 to 40 Years
Full or Partial Replacement:	Full



Overview of rail style fence.



Concrete 3-rail fence, in good condition.

Reserve Study

▶ SITE COMPONENTS

- Concrete Parking Lot
- Concrete Sidewalks
- Metal, Wood, and Concrete Fences
- Irrigation Systems
- Landscape Improvements
- Light Poles and Fixtures
- Playground Equipment
- Pond Aerators, Control Boxes / Timers
- Ponds, Dredging
- Pond Drainage Areas, Clearing / Cleaning
- Pond Restoration
- Retaining Walls
- Signage, Monuments, Cast Stone, Metal Roof Structures
- Site Furnishings – Benches / Picnic Table / Garbage Cans / Bike Rack
- Masonry Walls, Perimeter

Reserve Study

▶ POOL HOUSE COMPONENTS

- Exterior Renovations, Pool House
- Restroom & Interior Renovations
- Roof, Standing Seam, Aluminum
- Security System, FOB Access

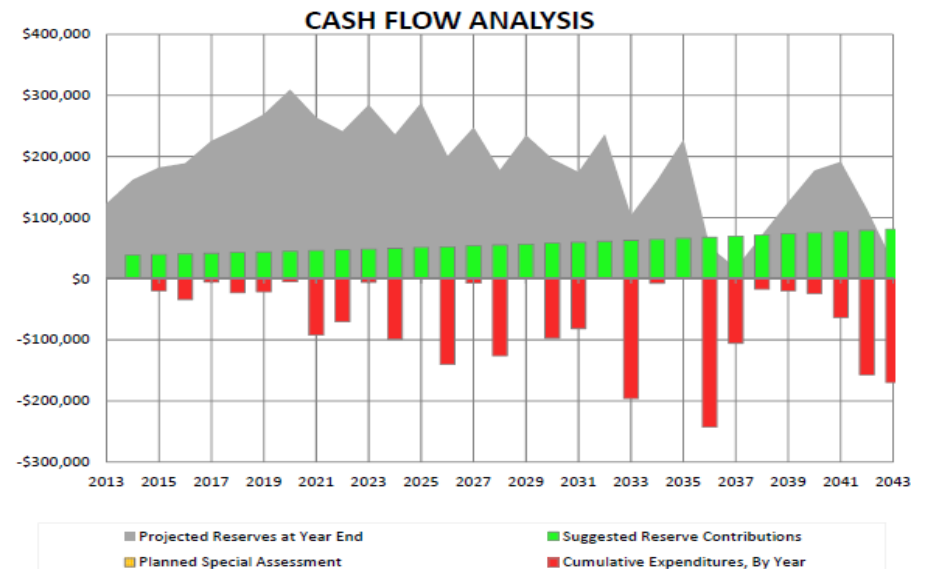
▶ POOL COMPONENTS

- Concrete Deck, Repairs and Resurfacing
- Coping, Concrete
- Pool Furniture
- Mechanical Equipment, Pumps, and Filters
- Pool Resurfacing
- Sun Shade Structure
- Waterline Tile, Pool
- Water Feature, Pool

Reserve Study

▶ Questions answered

- Is current annual budget funding to reserve fund sufficient?
 - Current reserve balance is \$123,144
 - Current 2013 budget funding is \$28,525/year
 - Analysis shows \$38,600/year needed starting in 2014 and keeping with inflation. This would require a \$16 per resident increase. No increase in HOA dues planned for 2014.
- How much money is needed for repair & replacement?
 - 5 years - \$82,425
 - 15 year - \$649,777
 - 30 year - \$1,831,330



Reserve Study

- ▶ Which components have the highest cost near term?
 - Front pond restoration – \$19,896
 - Pool concrete deck repairs & resurfacing – \$15,820
 - Wood fence staining/sealing – \$14,231
- ▶ Which components have the highest cost long term?
 - Irrigation system replacement – \$231,317
 - Pool resurfacing – \$166,454
 - Dredging ponds – \$127,603
- ▶ All components evaluated based on current condition and expected useful life
- ▶ Many items under \$1,500 to be fixed under annual operating budget

Repairs to Facilities/Amenities

- ▶ Transition committee identified 42 items needing near-term repair/replacement
- ▶ Electric repairs
 - Upgrade fountain timers to digital
 - Install dusk to dawn photocells to control fountain/monument lights
 - Remount electrical panels to metal poles at Cunningham pond
 - Replace front entrance lights with LEDs
 - Add A/C outlets at front entrance
 - Add locks to electric panels
 - Add area light at front of pool entrance
- ▶ Dennis Electric and Solid Ground Electric bids being updated

Repairs to Facilities/Amenities

- ▶ General contractor repairs
 - Extend overflow drain at pool to sewer
 - Install wrought iron header above pool entrance
 - Add gutters to pool house
 - Fix damaged concrete fences and stones
 - Remove unused hot water heater
 - Fix pool showers
 - Restain wood at pool house and fence
 - Touch-up wrought iron fence
 - Fix wood gate at pool to pump area
 - Remove graffiti from picnic table, move to playground area
 - Add stone containment for trees roots along Maple Canyon pond
- ▶ Waiting on bids from 2 contractors

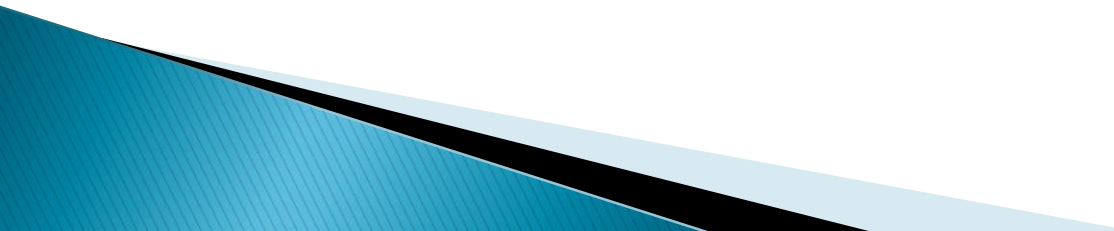
Rebidding Contracts

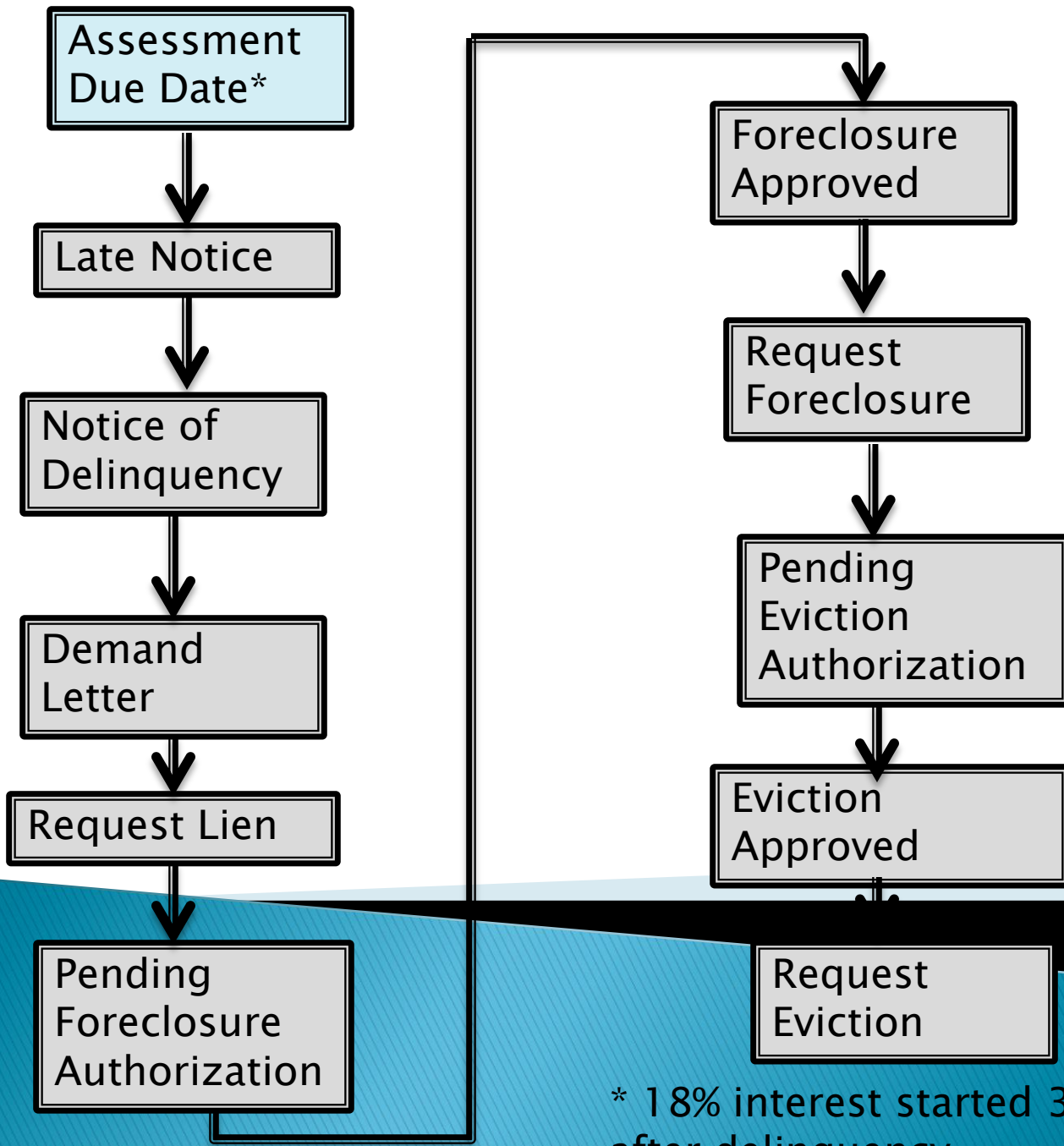
- ▶ Insurance policy to be rebid
 - Nationwide Insurance, Harrison Insurance of Texas
 - Republic of Lloyds, Davis–Dyer–Max Insurance, Garland TX
- ▶ Look at reducing umbrella policy from \$15M to \$5M
- ▶ Look at assessed value of common area facilities (pool, fences, stonework)
- ▶ Consider the cost savings of a higher deductible
- ▶ Southwind Charter, Article 11 – Association Insurance (pp. 27–30) describes the minimum coverage the Association must maintain

Bad Debt

Brad Baldwin

Bad Debt

- ▶ Handling Delinquency notices
 - ▶ Additional fees are true costs to the HOA
 - ▶ Payment plans
 - ▶ Right to Liens and Foreclosures on extreme cases
- 



* 18% interest started 30 days after delinquency

Rules / Commercial Vehicles

Jon Smith

Southwind HOA Commercial Vehicle Policy

No Tow trucks, Box Trucks or oversized vans will be allowed



Southwind HOA Commercial Vehicle Policy

- ▶ Vehicles with commercial equipment on them such as ladders, tool boxes, construction lights, and sirens will not be allowed.



Southwind HOA Commercial Vehicle Policy

- ▶ Oversized vehicles greater than a half ton with advertising on them (which indicates they are a commercial vehicle) will not be allowed.



Southwind HOA Commercial Vehicle Policy

- ▶ Vehicles with greater than 4 panels of advertising will not be allowed.



Southwind HOA Commercial Vehicle Policy

- ▶ Typer of vehicles that are authorized

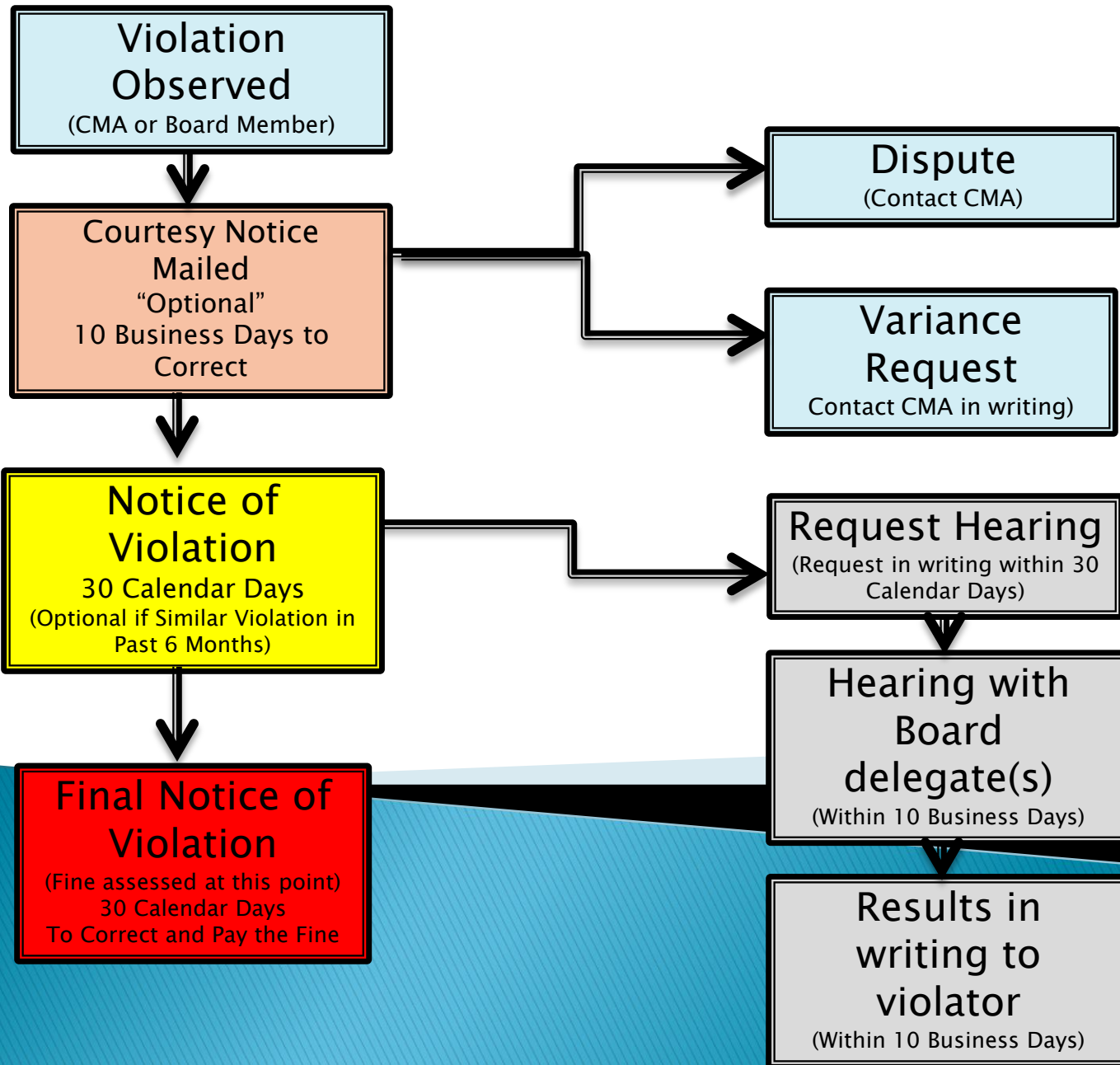


Southwind HOA Commercial Vehicle Policy

- ▶ If a resident receives a violation and has a concern, they should contact CMA for clarification and instructions on how to file a waiver/variance.

Violations Process

Mike Vitale



State Highway 360 Expansion

John Jurik

SH 360 Expansion

- ▶ Expansion will move forward starting in 2015
- ▶ 2 phases project
 - Interim phase
 - Starts in 2015 and completes 2018
 - 4 lanes to Broad street (2 each direction, separated by median) and then 2 lanes to 287
 - Ultimate phase
 - Completes in 2035 depending on funding
 - 8 lanes to Debbie Lane and 6 lanes to 287
- ▶ Construction starts at Sublett and works down
- ▶ Access road work during interim, all the way to 287
 - Add 10' shoulder which will include bike lane w/ 6' sidewalk along side.
- ▶ 360 will go under Debbie Lane, Holland, and Broad
 - Southbound exit after Debbie Ln. that should allow you to turn into Southwind Dr.
 - Northbound entrance at Crossroads Church north of Debbie Ln.
 - Southbound entrance south of Southwind Dr.
- ▶ Lane will be added to the southbound access road at Southwind Dr. and SH 360 on the median side for the exit and entry lanes to work off of
- ▶ No noise abatement near Southwind
- ▶ Large commercial property to the north of Southwind Dr. will have about 80–90% of it land not being able to have a driveway into 360 because of the exit ramp there (Access Denial Zone)
- ▶ Anticipated tolls are \$1.90 one way from Sublett to 287
- ▶ Last free exit southbound is Camp Wisdom/Sublett
- ▶ Ultimate cost is \$625 Million

Adjournment

Questions / Comments