

SILVERTREE CONDOMINIUMS ASSOCIATION
ANNUAL HOMEOWNERS ASSOCIATION MEETING HELD SEPTEMBER 15, 2010

The annual meeting was called to order at 6:30 PM. Judy Rogan President; Beth Reimer Vice-President; and Kevin Hurst Secretary/Treasurer were present from the Board. Connie Wersinger; Rob Miller and Bill Downie were the owners present. Ginny J. Howe of Know Howe Management, Inc. was also present.

The roll call and certification of proxies was preformed and Beth Reimer verified the proxies. There were 6 voting members present and 23 proxies, constituting a quorum.

Proof of notice of the meeting was presented.

The minutes of the September 2009's annual meeting were waived being read as they are posted on the web site. The minutes were approved by the membership and signed by the Secretary.

Ginny Howe gave the financial report. Due to several foreclosures, bankruptcies and the roof replacements from the hail, a special assessment was discussed. It would take a 2/3rd vote to do a special assessment unless there is an emergency. The Board voted not to do an assessment at this time as the 2/3rds vote would be difficult to get but if there ends up being an emergency, an assessment would be done. The roofs have been delayed due to a difference in the amount of insurance being paid to the Association for the hail damages to the roofs.

The issue of removing the bush stumps was brought up and this will be discussed in the regular meeting after the annual meeting.

The 2009/10 fiscal year's financials were still at the CPA's for audit. Copies of the audits and other information are available upon request.

There was one opening for a Board Member for a 3-year term. There were no nominations from the floor after requesting twice. Kevin Hurst ran for the open position but would like to have someone else fill his position in the near future. The membership voted to waive the secret ballot as only Kevin Hurst was running. Kevin Hurst was voted in unanimously for a 3-year term.

Finished Business - for the fiscal year 5-1-09 to 4-30-10:

Annual backflow inspection; building repairs to trim, sheds, vents, and spigots; painting some front doors; cleaning dryervents, trapping and relocating squirrels, and getting rid of wasp/bee nests; repairs to fences, porches, and stairs; requested chimney cleaning; extra leaf cleaning due to a long fall season; dog messes cleaned; flowers planted, trees and bushes trimmed and sprayed; sprinkler repairs; some of the ditch area was cleaned; extra hail clean up; new no soliciting signs installed; one asphalt patch; and the removal of a tree stump.

Finished Reserve and hail Items:

Removal & replacement of some trees and bushes; replace some of the steal ground edging and sprinkler lines; relace some fences and gates; replacement of some gutters, porches and stairs; boaded and replaced broken windows and skylights; replaced shed doors; some of the hail damaged siding was done; concrete landing work done; and deck and stair renovation is still being worked on.

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Unfinished Business:

On going landscaping renovation; concrete repairs; replacement of porches and steps; painting & roof and skylight replacement.

New Business:

Hail storm update; storage of items in common areas; check bulletin board for notices; paint cycle continues; only two vehicles per unit; trash pick up days not being adhered to; exterior changes need approval; Animal control-bees/wasps a problem, report nests; do not feed animals outside-attracts racoons and squirrels; pick up dog droppings immediately; budget meeting in March annually; water conservation; cable lines a problem; A/C's in windows need to be approved and removed in September; no storage on front and back porch areas or on side of units; hot water heaters; satellite dishes; oil spills; replacement of bushes/trees; Neighborhood Watch; new committees; and Annual owner education to be put on the web site.

Budget, financials, annual disclosure and documents available upon request or by appointment at the literature table at Management office. Most of the information needed is on the Silvertree's Web site (<http://www.silvertreecondoshoa.com>).

The Board voted to have any excess in income transferred to Reserves at the end of the 2011 fiscal year.

There being no further business the annual meeting was adjourned by at 7:020 P.M.

Respectfully Submitted,

Kevin Hurst, Secretary