

NOTICE OF THE ANNUAL MEETING
FOR
THE MEMBERS OF
SILVERTREE CONDOMINIUM ASSOCIATION, INC.

To Members of Silvertree Condominium Association:

Please take notice that the Annual Meeting of the Members of Silvertree Condominium Association, Inc. will be held at the cabana behind the pool, Lakewood, CO, on Wednesday, September 15, 2010, at 6:30 P.M.

The purpose of this meeting is to vote for the election of Directors and for such other business as may properly come before the annual meeting.

By order of the Board of Directors.

Dated: August 9, 2010

**PLEASE RETURN THE ENCLOSED PROXY BY
PLACING IN THE SILVERTREE MAILBOX NO
LATER THAN SEPTEMBER 13, 2010 OR MAIL
TO SILVERTREE, 1200 SOUTH FLOWER
CIRCLE, LAKEWOOD, CO 80232 TO ARRIVE NO
LATER THAN SEPTEMBER 13, 2010.**

SILVERTREE CONDOMINIUM ASSOCIATION AGENDA FOR THE SEPT. 15, 2010 ANNUAL MEETING

Order of business will be as follows:

1. Call Meeting to order.
2. Confirmation of quorum - Roll Call and certifying proxies.
3. Proof of Notice of meeting or waiver of notice.
4. Approval of minutes of last year's Annual Meeting.
5. Report on Finances.
6. Election of Board of Directors.

Nomination from the Board include the following for the one opening-for a three(3)year term:

Kevin Hurst and nominatins from the floor.

7. 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 wasps/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.

8. Unfinished Business:
On going landscaping renovation; concrete repairs; replacement of Porches and steps; painting & roof and skylight replacement.
9. 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.

Budget, financials, annual disclosure and documents available by litature table at Management office or upon request.
Silvertree's Web site address <http://www.silvertreecondoshoa.com>

10. Adjournment

Respectfully,
The Board of Managers

ALL VOTES WILL BE CAST AT THE ANNUAL MEETING BY SECRET BALLOT. FILL OUT THE FORM BELOW FOR YOUR REPRESENTATIVE TO VOTE FOR YOU IN YOUR ABSENCE.

FILL IN THE FOLLOWING PROXY AND SEND TO OUR SERVICE REPRESENTATIVE, KNOW HOWE MANAGEMENT, INC., 1972 SOUTH VIVIAN STREET, LAKEWOOD, CO 80228 303-989-2575, NO LATER THAN SEPTEMBER 13, 2010 OR PLACE YOUR SEALED PROXY IN THE SILVERTREE MAIL DROP BOX LOCATED AT THE MAIL HUT. MAKE SURE THE PERSON NAMED ON YOUR PROXY WILL BE PRESENT AT THE MEETING.

SEND IN YOUR PROXY EVEN IF YOU PLAN ON ATTENDING THE MEETING AND IT WILL BE DISCARDED IF YOU ARE IN ATTENDANCE. WE WANT TO MAKE SURE WE HAVE A QUORUM.

PROXY

SILVERTREE CONDOMINIUM ASSOCIATION, INC.

I, _____, AM A MEMBER IN GOOD STANDING OF THE SILVERTREE CONDOMINIUM ASSOCIATION, INC. UNDER THE PROVISIONS OF THE LEGAL INSTRUMENTS GOVERNING SAID ASSOCIATION (PLEASE CHECK ONE OF THE FOLLOWING):

- _____ 1. I GRANT MY PROXY TO KEVIN HURST SECRETARY/TREASURER
- _____ 2. I GRANT MY PROXY TO JUDY ROGAN PRESIDENT
- _____ 3. I GRANT MY PROXY TO BETH REIMER VICE-PRESIDENT

TO CAST MY VOTE AS DIRECTED BY MY PROXY HOLDER.

OR

_____ 4. I GRANT MY PROXY TO _____. (IF YOU PREFER, PLEASE NAME AN INDIVIDUAL WHO WILL BE ATTENDING THE MEETING TO VOTE ON YOUR BEHALF.) MAIL YOUR PROXY TO OUR SERVICE REPRESENTATIVE PRIOR TO SEPTEMBER 13, 2010, OR DROP IT IN THE SILVERTREE MAIL DROP BOX LOCATED AT THE MAIL HUT WHERE YOU PLACE YOUR MONTHLY DUES.

THIS PROXY CARRIES WITH IT FULL POWER OF SUBSTITUTION AND FULL RIGHT TO THE PROXY HOLDER TO CAST HIS/HER VOTE(S) AS THEY SEE FIT, AND TO REPRESENT ME ON ANY MATTER OR RESOLUTION, WHICH MAY COME BEFORE THE MEETING AND TAKE ANY OTHER ACTION WHICH I COULD PERSONALLY TAKE IF PRESENT AT THE MEETING.

THIS PROXY IS ONLY FOR ANY ACTIONS, WHICH ARE ADDRESSED AT THE ANNUAL MEETING ON SEPTEMBER 15, 2010, OR A SUBSTITUTED MEETING DATE.

DATE: _____, 2010

By:

Address:

Residence Address:

Phone No.

THIS PROXY MUST BE RECEIVED BY THE ASSOCIATION'S SERVICE REPRESENTATIVE, KNOW HOWE MANAGEMENT, INC. AT 1972 SOUTH VIVIAN STREET, LAKEWOOD, CO 80228 OR PLACED IN THE SILVERTREE MAIL HUT DROP BOX NO LATER THAN SEPTEMBER 13, 2010.