

SILVERTREE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES – JANUARY 19, 2011

The January 19, 2011 meeting was called to order at 6:00 PM. Judy Rogan President; Beth Reimer Vice President and Kevin Hurst Sec/Treas. were present from the Board. Ginny J. Howe from Know Howe Management, Inc. was also present.

OPEN FORUM: There were two hearings. One for 1237A – trash. They did not call or show up for the hearing and the Board unanimously voted to fine them. The other was for 1254B – storage. They did call and could not attend as they were working. They were not sure as to what items they were storing. The Board voted not to fine them but to send a letter that the maintenance will pick up the items and place them in a bag at their front door.

MINUTES: The December 2010 minutes were approved and signed.

FINANCIAL MATTERS:

The delinquencies were discussed and were in order. Ginny will get the cost for the HOA to foreclose on one of the accounts.

The checks were reviewed and signed.

The copies of December 2010 collection letters were shown to the Board.

The December, 2010, Cash Balance Report was handed to the Board Members. The Treasurer was given the full bookkeeping package and approved the previous bookkeeping information.

The skylights have been paid in full for the second round of skylights which monies came out of reserves. The second installment of the Wimmer Roofing bill was paid.

ADMINISTRATIVE MATTERS:

COMMUNITY:

The revision of our agreement was sent to Forrest the manager of Silvertree Community to see if they are going to sign it. The Board was given copies of the agreement to see why they are not signing it. The Community meeting has been rescheduled for February 2011.

CONDOMINIUMS:

Hindman Sanchez E-ssentials for December and January 2011 were shown to the Board Members.

There were six new violation letters sent on several different items.

Letters were sent on a temporary hand railing and on a temporary satellite dish approval.

The Board went over the newsletter and Beth will email Ginny the final to be mailed to the owners and the tenants.

Beth will put the Lakewood Police Dept. news release regarding Mange on the bulletin board.

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There is an insurance issue regarding a water claim. Ginny is talking with our insurance agent and will check with the attorney if it gets to that point to see if the HOA is responsible for any of the damages.

The Board gave approval on the inside window coverings and porch chairs for 1233B for this year only. Next year they will need approval or meet the HOA guidelines.

The Board was given copies of the rules and regulations to update the windows and limited common area portions and check all other items.

The Board agreed to have Ginny tell Upkeep to go into the empty unit at 1214C as it is empty and we can't get hold of the owner to see if the unit has been winterized.

The Board wants Ginny to see if Upkeep can do more dog excrement removals and see if he can do better on removing the snow from the parking areas after a snow. The streets need more sand/ice melt put on them.

The phone calls for the month were reviewed.

MAINTENANCE MATTERS:

Upkeep's monthly report was reviewed.

The Board voted to have Upkeep relocate the down spout/gutters at 1220C weather permitting.

Ginny will get separate grounds and snow removal bids for the May 1, 2011 contracts.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:02 P.M.

NEXT MEETING:

The next Association meeting will be held in the Cabana the third Wednesday, February 16, 2011, at 6:00 P.M.

Respectfully Submitted,

Kevin Hurst, Secretary