

SILVERTREE CONDOMINIUMS ASSOCIATION  
BOARD MEETING MINUTES – FEBRUARY 16, 2011

The February 16, 2011 meeting was called to order at 6:00 PM. Judy Rogan President and Kevin Hurst Sec/Treas. were present from the Board. Ginny J. Howe from Know Howe Management, Inc. was also present.

OPEN FORUM: None

MINUTES: The January, 2011 minutes were approved and signed.

FINANCIAL MATTERS:

The delinquencies were discussed and were in order. Ginny will have the atty. check to see if there is equity in one of the delinquent accounts.

The checks were reviewed and signed.

The copies of January, 2011 collection letters were shown to the Board.

The January, 2011, Cash Balance Report was handed to the Board Members. The Treasurer was given the full bookkeeping package and approved the previous bookkeeping information.

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 and need to pay for the attorney. The Community meeting has been rescheduled for the second Tuesday, March 8, 2011.

CONDOMINIUMS:

Hindman Sanchez E-ssentials for February, 2011 and Winzenburg's February bulletin was shown to the Board Members.

There were eleven violation letters sent on several different items.

Letters were sent on a noise complaint, heat issue, and a copy of a lease was needed.

The newsletter was mailed to all owners and tenants.

Bancroft-Clover Water February, 2011 newsletter was shown to the Board.

Bill McLoughlin our hail agent finally got in touch and will have his claim paperwork done by 2-22 or 2-23-11.

The Board Members are working on the common and limited common area items.

The Board need to vote to see if they want the phone calls listed on the management report for the next year's contract.

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Judy mentioned she used Land Graf Plumbing and Heating for an electrical, 40 gallon low by hot water heater for \$2200. Ginny will post the information.

Ginny needs to charge 1254D for the removal of a box spring and mattress from a month ago.

The next newsletter needs to request owners to locate and maintain their water turn off valves. Every unit has one water turn off and every building has one unit that has the building water turn off. There is also a water turn off located in the front yard approximately in the middle of the units in front. Ginny will check with Upkeep as to the locations.

We need to get a list of signs that need to be replaced like the no parking signs and getting a 15 MPH sign for the front entrance by Garrison.

The phone calls for the month were reviewed.

**MAINTENANCE MATTERS:**

Upkeep's monthly report was reviewed.

Ginny will send Judy a copy of Upkeep's contract.

Upkeep needs to move the snow to other locations rather than blocking any assigned space next to an island.

Kevin mentioned it might be something to think about regarding the HOA obtaining a small bobcat and storage building just for the bobcat. Ginny will ask Upkeep if they have a bobcat.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:30 P.M.

**NEXT MEETING:**

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

Respectfully Submitted,

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Kevin Hurst, Secretary