

SILVERTREE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES – MARCH 16, 2011

The March 16, 2011 meeting was called to order at 6:00 PM. 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: None

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

FINANCIAL MATTERS: The delinquencies were discussed and were in order. The Board agreed to accept payments on one of the bankruptcy accounts.

The checks were reviewed and signed.

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

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

The Board Members went over the budget and Ginny will set a special meeting for the Board to discuss what they are going to do with the 2011/12 budget which needs to be mailed with the coupons in April 2011.

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. Forrest said that the Board did agree to pay the amount out of the Tract E funds. They were given copies of the agreement to see why they are not signing it. Forrest will try to explain this to them.

CONDOMINIUMS: Hindman Sanchez E-ssentials for March, 2011 and Winzenburg's March bulletin was shown to the Board members.

Ginny will call EDS Waste to see if it is more or less expensive than Upkeep for them to pick up the large items that are left behind.

There were nine violation letters sent on several different items and letters were sent with ledgers on two accounts.

Ginny will take copies of the legal bills regarding the community items and send them to Forrest.

Ginny will call Judy about checking out the cabana and report to the person wanting to check out.

Bill McLoughlin is still working on the hail claim. He is still out of town. Ginny will check again with our insurance agent to make sure there are no deadlines on the hail damage and get this in writing. She will find out what exactly the two-year deadline means.

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

Bill McLoughlin our hail agent finally got in touch and has said he 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 and Ginny will call Beth in 1233A with her water account number so she can get a rebate.

Ginny received a letter from Clint at 1214D regarding her claim to damages done by 1214C and damages to her unit. She wanted us to put this in our records that 1214C is still saying it was not her responsibility. Ginny will again call our insurance company to see if there is something we need to do and then call Clint to see what she is expecting.

The phone calls for the month were reviewed.

MAINTENANCE MATTERS:

Upkeep's monthly report was reviewed.

Ginny gave Beth a copy of Upkeep's contract to be given to Judy.

It was mentioned that during the watering season, if it rains hard a Board Member should call Ginny to have the sprinklers turned off for a few days.

Ginny will call to get the white door painted now that the weather is better.

The Board discussed solar panels and decided it was not cost-effective.

The Board talked about options on charging electric cars. They decided that the owners will have to be responsible for digging down and covering any wires according to code from their house to any car battery.

Upkeep mentioned that the junipers taken out in several places (i.e. behind 1219). These areas have rock on a slope with edging and will need attention or it may wash out and cause more damage.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:55 P.M.

NEXT MEETING:

The next Association meeting will be held in the Cabana the third Wednesday, April 20, 2011, at 6:00 P.M. This meeting will be the budget ratification meeting.

Respectfully Submitted,

Kevin Hurst, Secretary