

SILVERTREE CONDOMINIUMS ASSOCIATION  
BOARD MEETING MINUTES – APRIL 20, 2011

The April 20, 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. Robert Ball from 1254H; Ellen Hajek from 1233F; and Ginny J. Howe from Know Howe Management, Inc. were also present.

**BUDGET RATIFICATION:**

The Annual Budget Ratification meeting was held and the budget was not opposed. The Board Members had approved the 2011/12 budget at a previous budget meeting. The dues have been raised approximately 7% effective May 1, 2011.

**OPEN FORUM:** A hearing was held regarding 1254B window, shades and screens. The owner did not respond; Judy and Beth voted for a \$25 fine, Kevin abstained.

**MINUTES:** The March, 2011 minutes were approved and signed.

**FINANCIAL MATTERS:** The delinquencies were discussed and were in order.

The checks were reviewed and signed.

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

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

Beichle, the CPA, sent the tax returns which were signed by the Treasures and gave a copy of the financials to be approved by the Board. Copies were given to the Board Members of the preliminary financials to be approved by the Board Members before they are finalized

**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 April, 2011 and Winzenburg's April bulletin were shown to the Board members.

A congratulation letter for 1240A was shown to the Board Members.

Know Howe Mgmt.; ground maintenance; snow removal; paint contract and the Tree Contracts need to be approved. A copy of the Upkeep paint contract was sent to Judy Rogan for rejection, change and/or approval. Ginny will do her May 2011 contract with one price for everything and let the Board know the storage fee amount.

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

Ginny Howe will request a copy of the deed for the sale of 1240A.

The violation letters for the month were discussed.

Ginny will send the community the billing on the “Tract E explanation” expense explaining that it was approved to be paid out of Tract E and explaining that the Garrison entrance is split 50/50 but is not part of Tract E. The Board wants Ginny to attend the next Tract E meeting.

Bill McLoughlin is not following through on the contract with him being our adjuster. Bill needs to send a letter that there is no deadline on the claim. Ginny will also call our attorney to see if she can send him a letter to get things moving.

Kevin Hurst wanted Ginny Howe to query Xcel Energy regarding charging stations from our existing lamps.

Ginny will check to see if the dues can be rounded down next year to the nearest dollar.

It was mentioned that the electrical breakers on the side of the units may need to have locks put on them. 1229 building does not have a lock.

The phone calls for the month were reviewed.

**MAINTENANCE MATTERS:**

Upkeep’s monthly report was reviewed.

Judy Rogan is working on a bid to get 9 dead trees removed for \$2,785.00. She mentioned that the addresses need to be put on the back fences.

**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, May 18, 2011, at 6:00 P.M.

Respectfully Submitted,

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Kevin Hurst, Secretary