

SILVERTREE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES – MAY 18, 2011

The May 18, 2011 meeting was called to order at 6:00 PM. Judy Rogan President and Beth Reimer Vice-President were present from the Board. Sharon Spicher from 1253D and Ginny J. Howe from Know Howe Management, Inc. were also present.

The Board voted in Sharon Spicher to fill out Kevin Hurst's opening on the Board and voted to keep the position of Secretary/Treasurer with Sharon. Sharon was given the keys for the cabana and the pool pad lock. Thanks to Kevin Hurst for all of his time and efforts while on the Board.

OPEN FORUM: A hearing was held regarding 1228C. One hearing for a \$25 fine on the back yard trash and another \$50 hearing on the back yard trash was held. The owner and the tenant did not attend the hearing. Judy Rogan will check the back yard and report to Ginny her findings. The Board voted that there will be no fines if the area is clean.

MINUTES: The April, 2011 minutes were approved and signed. Kevin Hurst had made a few corrections and Sharon Spicher signed as Secretary.

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

Some of the checks were reviewed and signed and the new signature cards for the bank were to be signed but there was a misspelling of Sharon's name on the form from the bank.

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

The April, 2011, bookkeeping reports will be mailed to the Board Members. This is the year end books and several journal entries need to be made. The Board approved the preliminary financials. Sharon was given the

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.

The Condominiums were not notified of the April 2011 meeting and have not been being asked to sign checks. This will need to be looked into. The next meeting is to be held the second Tuesday in July and Ginny Howe has been asked to attend that meeting. Ginny will get the time frame that the Condominiums need to attend.

CONDOMINIUMS: Hindman Sanchez E-ssentials for May, 2011 were shown to the Board members.

Know Howe Mgmt.; ground maintenance; snow removal; paint contract and the Tree Contracts need to be approved. The Board approved Upkeep's paint contract and Know Howe Management's contract with a few changes (postage and envelopes are to be charged for) and will finalize the other contracts at a meeting on Thursday, May 19, 2011 at Judy's home. The Board voted and approved keeping the storage bin for the old files for another year.

The Board Members are working on the common and limited common area rules and

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regulation change items. Ginny will check what the Declarations say on items in the limited common areas. The Board will look into not allowing trash cans at all, just bagged trash.

The violation and other letters sent for the month were discussed.

It was mentioned that the letters approving the installation of railings and or other items should say that the owner is responsible for the removal of such items when they sell or the new owner needs to accept responsibility.

Andy from Davies Tree attended the meeting to present his tree contract. He stated that the spraying was the most important. The Board will decide soon on taking down 10 trees, replacing 5 to 6 trees, doing minimal preventative spraying of trees and putting in shrubs. Andy stated he could give a special price to individual owners who need their trees sprayed and can bill them directly, probably about \$10 per tree.

Bill McLoughlin came to the meeting and after a discussion he said he would have the draft ready Monday, May 23, 2011. The Board, Ginny Howe, Ray Hebert and Bill will meet at the Cabana at 6:00 P.M. Bill stated he will ask for the deprecation figures on the roofs that have been completed. He stated that the deadline for us is 7-20-11, and then the insurance company has 30-days to meet their deadline. The Proof of Loss Document will need to be notarized.

1224A was requesting that the install an iron railing like 1233F and the Board voted and approved this but it is to be removed when they sell or responsibility is to pass to the new owner.

Judy was given a pool key #5008 E158 for unit 1220B and will collect the \$25 or 35 fee. Ginny will let her know the fees.

The garage sale was discussed and will be Saturday, June 11. Ginny will get a spring cleaning dumpster from EDS the weekend before on the 9th to be picked up Monday the 13th. Judy will put it on Craig's list and the sign will need to be put out. Beth will put the notice on the bulletin board. The Community can join if they want.

The phone calls for the month were reviewed.

MAINTENANCE MATTERS:

Upkeep's monthly report was reviewed.

Upkeep was asked to stop all work on 5-16-11 and gave his final bills that were paid.

Ginny will bring the comparisons of the two grounds contracts to the Thursday meeting.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:00 P.M.

NEXT MEETING:

The next regular Association meeting will be held in the Cabana the third Wednesday, June 15, 2011, at 6:00 P.M.

Respectfully Submitted,

Sharon Spicher, Secretary