

SILVERTREE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES – JUNE 15, 2011

The meeting was called to order at 6:00 PM. Beth Reimer Vice-President and Sharon Spicher Secretary/Treasurer were present from the Board. Ginny J. Howe from Know Howe Management, Inc. was also present.

OPEN FORUM: Hearings were held on six units none of which showed up for their hearing. The Board voted to fine all of the units with the exception of two. One is possible hail damage and if an appointment can be made the fine will be waived and the other will be waived if the two items are completed.

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

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

The June, 2011 collection letters were not completed yet.

The April, 2011, bookkeeping reports will be mailed to the Board Members now that the beginning balances are in from the CPA. The May, 2011 bookkeeping reports will be mailed to the Board Members. Beth Reimer took an original final financial from the CPA.

The Comcast agreement was discussed and the Board voted to approve the agreement with some recommended changes from Ginny Howe including raising the rate to \$125 per unit. Ginny was also given approval to run the agreement by the attorney.

ADMINISTRATIVE MATTERS:

COMMUNITY: The revision of our agreement was discussed at the July, 2011 Silvertree Community meeting. The Community is requesting the Condos to help pay for repairs to the Mississippi entrance asphalt. Both Boards are going over the asphalt request and the agreement and will discuss them at the next Community meeting.

CONDOMINIUMS: Winzenburg's June, 2011 bulletin was shown to the Board Members.

The Board Members are working on the common and limited common area rules and regulations items that need to be changed. The Board will look into not allowing trash cans at all, just bagged trash.

The violation and other letters sent for the month were shown to the Board Members.

Copies of Know Howe Mgmt.; Terra Care; Doody Calls and Davey Tree contracts were given to the Board Members. Keys to the mail hut storage area were given to the Board Members.

A temporary approval to install a hand railing was given to 1224A but it needs to be signed by them.

Judy Rogan was to look at the back yard of 1228C prior to her leaving but did not report to Ginny if all was well.

Beth Reimer will check to see if the wood left by 1217F has been removed and report to Ginny.

Louise from 1217F came to the meeting to discuss her deck issues. After discussion the Board voted and approved the replacement of the rotted upper deck post. Louise wants her first lower deck replaced with trek materials. She will get us a price on the materials and Upkeep will bid on this deck using the trek materials and give a price if it were replaced with wood. Louise will pay any difference in price if any. The second lower deck was approved to be put in and paid for by Louise after a design is submitted but the Board wanted it to be installed by the HOA. Louise will have to sign a form first stating she will have to remove it if she sells or have the new owner assume responsibility.

Bill McLoughlin adjuster and Ray Herbert and Seth from Wimmer came to the meeting. Bill stated there were 480 skylights and he said the 8% deduction should not have been deducted due to the date of the insurance. After a discussion Bill stated he would send the total final report by email. The Board, Ginny and the attorney will check the report and then it will have to be signed by two Board Members in front of a notary. Ginny will call First Bank to see if the notary is free.

The phone calls for the month were reviewed.

MAINTENANCE MATTERS:

The Board discussed the maintenance bids that Beth acquired. The Board voted to hold off on changing maintenance for now.

The planting of flowers and sweeping of the streets was discussed. The Board said to have Ginny give Upkeep items to put in a contract form with a bid price. It should include the sweeping of the streets; watering; cleaning gutters/down spouts three times per year; emptying mail hut trash; pick up trash cans and extra trash left from Trash Company. A separate bid for watering new bushes and trees; watering and dead heading the mail hut flowers if necessary; planting petunias and perennials (hostas) and keep what has grown already at the mail hut; take away other flower pots and store those pots that are good; replenish rocks; and fix metal borders to rock areas. Only the flowers at the mail hut will be planted this year as the price is too expensive for the planting, dead heading and watering.

Ginny will also ask Upkeep for a snow removal bid using a small machine on the sidewalks possibly a four wheeler and using a small plow to get the parking areas where cars are parked. The Board also requested that Silvertree be put higher on the list as far as the Upkeep line up as to which complex is done first.

The Board gave approval for Upkeep to start the first painting of the buildings according to his bid and gave approval to add the mail hut to the end of his list.

Beth Reimer will talk to Davey's regarding when a good time would be to do the planting, now or in the fall.

The Board stated the roll off should be removed by the Trash Company tomorrow.

Sharon Spicher said her key to the pool gate pad lock does not work. Later it was discovered none of the pad lock key work. Ginny will call Forrest.

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ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:45 P.M.

NEXT MEETING:

The next regular Association meeting will be held in the Cabana the third Wednesday, July 20, 2011, at 6:00 P.M.

Respectfully Submitted,

Sharon Spicher, Secretary