

SILVERTREE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES – AUGUST 18, 2011

The meeting was called to order at 6:15 PM. Judy Rogan President; 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: None

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

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

The August, 2011 collection ledgers had not been sent yet.

The July, 2011, bookkeeping reports were handed to the Board Members along with the first quarterly comparisons. Beth wants monthly copies of the checks not filled out and a copy of the accounts payables by vendor.

The agreement with Comcast is finalized and the Board voted to have Ginny have the attorney approve it and make sure the Community has no rights as a Master HOA. Judy will then have it notarized.

Ginny went over the finances with the Board Members and the check for the roofs was approved to be sent.

ADMINISTRATIVE MATTERS:

COMMUNITY: The water billing for 2011 was reimbursed by the Community. The Community agreement and the request for asphalt repairs will be discussed with the Community at the September Community meeting. Ginny needs to get new keys to the pad lock from Forrest.

CONDOMINIUMS: Winzenburg's August and Hindman's bulletins were read by the Board Members.

A congratulation letter for the sale of 1263A was shown to the Board and a temporary letter of approval to install garden windows at 1223A was sent to the owner.

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

Susan Parker at 1224B was requesting the Board to reimburse her for her new breaker box which only services her unit. The Board voted to have Ginny as our attorney if this is the Association's responsibility.

Ginny will check with Terra Care to see if replacing the pop ups with rotary heads is a good idea. Bancroft-Clover will give rebates if four or more are done.

The 1210A Karen Pile flood issue was brought up again. The Board voted to have Ginny check to see if this is the HOA's responsibility. The owner was going to check with her landscaper on the grading percentage of her back yard.

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The Board Members revised the rules and regulations and Beth will send a red lined copy to Ginny to go over with the attorney on any major changes and to see if anything should be added since so many changes have been made in the law.

Ginny will call 1223E to let them know that we are doing more dog station pick up (now every week for another \$38) and to see if the issue of smelling has been taken care of.

There was another complaint about the dog barking in 1237D. Judy will go by and check the area to see if there is a barking dog. The person complaining has not returned Ginny's calls.

1217F called and wanted her front bush removed. The board voted to have the bush removed.

The unit above Kevin Hurst was requesting information on his unit leaking into Kevin's over a year ago. He wanted to know if Upkeep did the checking and what he found. Ginny will try to check what was done.

Judy will check the back yard for dog droppings at the 1228 building and report to Ginny. Judy will also do the mailbox cleaning. Beth will be reformatting the bulletin board.

1214D was requesting that they not be charged a late fee for paying her dues late every month. The Board voted to waive all her late fees including August 2011 if she will start paying on time in the future, if not late fees will be assessed. The HOA can not be responsible for her budgeting responsibilities.

It was reported that 1253B is an empty unit and the neighbor was cleaning their back yard. Now the neighbor is moving and 1253B needs to be told they need to keep the back yard mowed and weeded.

The phone calls for the month will be listed next month.

MAINTENANCE MATTERS:

Wimmer Roofing's next check was discussed and was signed and approved to be mailed to them.

Davey Tree did the foliage treatment on 7-16-11 and Terra Care replaced one clock hit by lightning. The Board voted and did not want to replace any other clocks at this time.

Upkeep's bid on the recent siding damage was discussed. Upkeep stated it needed to be done now as sun and rain will deteriorate the wood. The Board had approved this to be done at the next meeting but then the Board said not to do it now as there are going to be some changes.

Upkeep gave a bid on the watering and the Board voted not and said they wanted Tony Sterling 303-718-4764 to do the watering for \$256 each time, Upkeep's bid was \$360. It will be done twice weekly through fall (Sept., Oct., and Nov. and monthly in the winter for \$1000 per month. Davey's Tree had stated that it would cost too much for them to do the truck watering. Tony will also be doing the painting as soon as possible.

The Board also approved the bid on replacing the bushes/trees by Davey Tree. They will get with them to pick a time and the type of bushes/trees to be replaced in the fall. The Board also voted unanimously to have Davey Tree remove the top of the Dogwood tree behind the 1209C.

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Ginny is to get another bid on the removal of the rest of the tree for next year.

The Board voted to have Upkeep stop all the maintenance items effective September 1, 2011. Maintenance will then be done by Jason Faust for \$35/hr. and emergencies for \$70/hr. Ginny will send him a written or computer list of items to do on a weekly basis effective September 1.

Ginny will check with the Community to see who does their snow removal and get the name of three snow removal companies to the Board who will go over the specs for their bid.

Ginny will check with EDS to see if they can toss any trash barrels when we tell everyone not to use barrels but to use paper or plastic bags. Beth will put out a bulletin that trash cans can no longer be used and will be disposed of.

1229A sent a letter of complaint regarding their fence not being fixed after the tree was removed over a year ago. The Board voted to have their fence fixed.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:16 P.M.

NEXT MEETING:

The next regular Association meeting will be held in the Cabana the third Wednesday, September 21, 2011, at 6:00 P.M.

Respectfully Submitted,

Sharon Spicher, Secretary