

SILVERTREE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES – SEPTEMBER 21, 2011

The meeting was called to order at 6:12 PM. Judy Rogan President; Beth Reimer Vice-President; and Sharon Spicher Secretary/Treasurer were present from the Board. Duane Schuh from 1238F and Ginny J. Howe from Know Howe Management, Inc. were also present.

OPEN FORUM: Kevin Hurst from 1254C attended to report his claim on his ceiling leak from the unit above him. This happened some time ago and he was wondering if the Board can go after the owner of the unit above him. The water was put in the flue vent. He stated that the total damages were \$1,909.00. The Board told him to put everything in writing and send it in for review by the Board. Ginny should first call the owner of 1254D, Tom, to see what he says. We need to see if Kevin or the HOA has to go after him for reimbursement. After Kevin left, the Board gave approval to Ginny to call the attorney to see if we can lien Tom's unit.

The regular meeting was closed and the annual meeting was opened and conducted. The regular meeting resumed at 6:52 P.M.

OPEN FORUM: After the annual meeting, Duane Schuh was voted on the Board. The Board Members assigned the positions. Beth Reimer will be the President; Judy Rogan will be the Secretary/Treasurer; and Duane Schuh will be the Vice-President and relieve Sharon Spicher's position on the Board. Sharon gave Ginny her shed and cabana keys. Judy said she will stay on until we find another Board Member. Ginny will call Catherine Glen in 1249C to see if she still is thinking of being on the Board.

Christine Clint from 1214D came to the meeting to see about hot water heaters and gas lines. Judy Rogan said she would get her the information on who she used.

Beth Reimer stated she would put a notice on the bulletin board that the new plants are not to be watered as they are being taken care of by the grounds company.

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

FINANCIAL MATTERS: The delinquencies were discussed and were in order. Ginny will offer a discount on the short sale offer from the Bank.

The August and September, 2011 collection letters and ledgers were mailed and shown to the Board Members.

The August, 2011, bookkeeping reports were handed to the Board Members and the full packet was handed to the new Treasurer, Judy Rogan. 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 by the HOA as the attorney went over it. Judy Rogan will have to sign the papers and have them notarized after they are received back from Comcast. Ginny will ask the attorney where Comcast can dig, common areas, streets. She would like the area defined and a time frame when doing work. Will there be new boxes and where will they be located?

Ginny went over the finances with the Board Members.

ADMINISTRATIVE MATTERS:

COMMUNITY: Linda from the Community gave Judy a pad lock key but it did not work. Ginny will try to get the correct key from the Community Management Company. The reimbursement for legal fees has been paid in full by Tract E. Tract E may be changing to electronic key pads next year.

The last Community meeting was discussed. The Community said they wanted a breakdown on the water billing. Beth said this was for the bills going forward. She said the Community said that they are the Master and the covenants over rule the agreement that we have. They want the Garrison Street entrance to be shared 50/50 including the streets and snow removal. Beth said she needed Section E on the first page defined as far as the area that is mentioned. The separate accounts and signing of checks for Tract E was also questioned. Ginny stated that the Condos are paying for ½ of the Community's Management for the homes in Tract E.

The new Board signed the signature papers for the Community Bank even though it looked like a wrong form. Ginny will mail it to the Community Management and let them know about the new Board Member.

The next Community meeting is set for the second Tuesday in November at 6:30 P.M.

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

A congratulation letter for the sale of 1214C was shown to the Board and a temporary letter of approval to install a satellite dish for 1213C sent to the owner.

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

Susan Parker at 1224B was reimbursed by the HOA her for her new, outside breaker box. This was approved by the attorney. This is an item that needs to be put on the reserve study.

A letter and check was sent to Tran, 1223C for a refund after their super lien was paid.

Ginny is checking to see if the insurance company can reduce the premium for the Fidelity Bond since the Reserves are now much lower than \$300,000.

Ginny has a call into the engineer on 1210A, Karen Peil's flood issue to meet at the unit.

The Board Members revised the rules and regulations and Beth Reimer still needs to send a red lined or underlined copy of the changes 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.

The new mailing lists were handed to the Board Members.

Beth reformatted the bulletin board.

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

MAINTENANCE MATTERS:

Wimmer Roofing – Ginny will check to see how much is still owed to them.

Davey Tree, Andrew - 1227F called about the tree just planted in front of her window. She said it would be too big for her front window. I had called Judy Rogan and told her and she was taking care of it. Three items were added to Davey Tree's list – 38G two bushes; 29C/D remove evergreen bushes by porch and replace; 17F remove front bush and 29A big and small stump removal. Ginny will check to see if the five planted bushes on Garrison Street are on his list.

Doody Calls – They are doing the additional dog station pick up and have sold their company.

Elite General Contracting, Tony Sterling – He is starting the watering this Friday. The painting is being held off until Upkeep is finished with his painting. Ginny was given a list of the painting to be done. He will not be doing the gutter repairs but is a back up for maintenance. Copies of the keys for the mail hut shed and trash container need to be made.

Terra Care, Cindy – Replaced a clock at 1230 that was hit by lightning; turned up the sprinklers for the hot weather; and is now using the smaller mower.

Creatively Handy, Jason – Was given approval on two major fence repairs and will be doing the gutter repairs. New gutters will be done by a gutter company. Jason is the main maintenance company and needs to add cleaning the mail hut to his list.

MCLS was given the snow removal contract.

EDS will start October 1, 2011 to pick up all the trash barrels that are used and dispose of them.

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, October 19, 2011, at 6:00 P.M.

Respectfully Submitted,

Judy Rogan, Secretary