

SILVERTREE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES – OCTOBER 25, 2011

The meeting was called to order at 6:00 PM. Beth Reimer President and Judy Rogan Secretary/Treasurer were present from the Board. Lois Andreasen from 1210B; Karen Peil from 1210A; Kevin Hurst from 1254C and Ginny J. Howe from Know Howe Management, Inc. were also present.

OPEN FORUM: The hearing for 1254B was held. The owner did not come or call. The Board voted unanimously to fine the \$25.00.

Kevin Hurst from 1254C attended to report his claim again. We stated the deductible of \$1000 is his responsibility. Ginny will check with the attorney regarding the deductible. The Board stated he needed to send in the written bills and the written bids on the items that need to be done. Kevin said it will be over \$2300. Ginny will check to see why 1214D's repair was not paid for. Ginny said she thought it was because it was less than the \$1000 deductible. When Ginny gets the amounts from Kevin she will turn the claim into the insurance company.

Kevin Hurst discussed the exposed cable wires from Comcast behind his unit. They were exposed when the bush was removed. Ginny already turned it into Comcast. Kevin said he would also call Comcast.

Karen Peil from 1210A discussed her flood situation. She stated that her patio had probably settled and agreed it was sloped slightly toward her unit but she stated it was miniscule and should not matter. The Board Members voted to hire a different engineer as soon as possible to do a full report as the other engineer only did a preliminary report. Ginny will ask Jason if he can recommend an engineer. There are two issues, the slope and her patio grading. Ginny will call Karen to let her know what we are doing.

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

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

The October, 2011 collection letters and ledgers were mailed.

The September, 2011, bookkeeping reports were handed to the Board Members and the full packet was handed to the Treasurer.

The agreement with Comcast is finalized by the HOA as the attorney went over it. The check will not be received until February, 2012.

Duane still needs to sign the signature cards for 1st Bank.

ADMINISTRATIVE MATTERS:

COMMUNITY: A copy of the pool pad lock key was given to the two present Board Members. The signature card for the community has been completed.

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

CONDOMINIUMS: Winzenburg's October, 2011 and Hindman's September, 2011 bulletins were shown to the Board Members.

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The Board asked Ginny to ask the attorney if an outsider can be a Board Member.

Ginny will be emailing the minutes to the Board Members for any changes to the minutes prior to the approval of the minutes at the next meeting.

The issue of having summer window air conditioners was discussed. The Board Members voted and approved to change the rules and regulations. Once a window a/c is approved it needs to be removed in the winter but does not need to be approved again in the summer as long as nothing has changed. The window a/c locations needs further discussion as to where the a/c can be placed (they are ok in back but the front needs to be researched and discussed).

Ginny is trying to get a buy down price on the hail damage deductible. The insurance agent is on vacation for two weeks.

A congratulation letter was sent to 1239F.

Lois in 1210B is requesting a front and back motion detector. She will get the specs and email a request for approval.

Jessica in 1239D called about three skunks in her back yard. Ginny will have Jason look for a den and see what may be in their back yard that is attracting them. The Board did not want to call Critter Control if there is not a den.

The owner of 1210D reported that their new tenant Melanie noticed a roof leak damage done by the 2009 hail storm. The area was caulked by maintenance and was watched for a long time. It has not leaked again. The leak was prior to the new roofs being put on. They are requesting the HOA pay for the repairs. Ginny had two bids one from them and one from Jason. Ginny will let them know that they can do the repair and submit the bill to us to be turned into the Insurance Company to be added to the hail claim.

1249F slip and fall claim regarding their concrete step was discussed. The Board voted to turn it into the insurance company. 1249F was to send the bills to Ginny but the bills have not been received yet. Ginny will get bids on the replacement of the step or steps. The also wanted to install a railing. This needs to be done after the concrete is replaced and will be their responsibility to do.

Beth will send the changes on the rules and regulations to Ginny again showing the changes. Ginny will redo the rules and regulations for Board approval. The new rules and regulations will need to be mailed with the next newsletter.

The phone calls for the month were reviewed.

MAINTENANCE MATTERS: Davey Tree, Andrew – 1230A requested her tree limb in front which is hanging over her car be removed. Andrew said it is not dangerous and can wait until spring. He can also remove the rest of the tree behind 1209 for \$1600 in the spring. These items need to go on the next year's budget.

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Terra Care, Cindy – They are doing their last mowing on Tuesday. They will do their final clean up when all the leaves are off the trees. Cindy needs to get back with me to make sure the blow out of the sprinklers was done properly by the Community area. Ginny made several phone calls to the Board Members and they agreed not to do an extra leaf cleaning at this time.

Doody Calls – Doody Calls new 6-month contract was approved by the Board Members.

Creatively Handy, Jason – The fence repairs have been completed. The Board voted and did not approve the extra clean out of the gutters until all the leaves are down. Jason stated he could do the storage shed doors with steel doors instead of wood. Jason sent a price on the pitted window frames and Ginny will have Bill McLoughlin do a count.

Elite General Contracting, Tony Sterling – Tony has finished the important painting. He is continuing with the watering schedule. He was asked to send in the list of bad gutters that he knew about.

Copies of the keys for the mail hut shed (Judy has) and trash container key (Jason has) need to be made.

Copies of MCLS's snow contract were given to the Board Members.

EDS is removing the cans and there have been no complaints.

The chimney cleaning has been ordered.

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, November 16, 2011, at 6:00 P.M.

Respectfully Submitted,

Judy Rogan, Secretary