

SILVERTREE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES – NOVEMBER 16, 2011

The meeting was called to order at 6:00 PM. Beth Reimer President and Duane Schuh Vice-President were present from the Board. Lois Andreasen from 1210B and Kevin Hurst from 1254C and Ginny J. Howe from Know Howe Management, Inc. were also present.

OPEN FORUM: Lois from 1210B requested approval of a front and back motion light. The Board voted and approved the back light. The Board will look at the back light once it is installed and then look at approving the front light.

Beth mentioned that one of the snow removal bills was incorrect. Ginny will call MCLS and get it straight. The hourly plow rate was wrong.

A hearing was held for 1237D trash storage and dog waste. They did not attend the meeting but did call to say he was working. He said he now picks up the waste every three days. The Board vote not to fine them but Ginny will send them a letter that they need to pick up the waste daily.

Kevin Hurst wanted Ginny Howe to tell his neighbor that he is no longer on the Board and did not complain about music, just the party. His neighbor in 1254B called Ginny and left a message that she is being harassed. Kevin Hurst's claim was turned into the Insurance Company and the adjuster was met. Kevin turned in all his amounts and paperwork. The adjuster said it was not covered but I called our agent and she thought it should be covered. Ginny will follow up on this issue.

MINUTES: The October, 2011 minutes were approved and needs to be signed by the Secretary. The September 22, 2011, annual meeting minutes need to be emailed again for approval.

FINANCIAL MATTERS: The delinquencies were discussed and were in order. Beth Reimer requested a copy of the paid outs by chart of account and by name.

The November, 2011 collection letters and ledgers will be mailed tomorrow.

The October, 2011, bookkeeping reports were handed to the Board Members and the full packet will be mailed to the Treasurer. The previous bookkeeping needs to be approved by the Treasurer.

Duane Schuh signed the signature cards for 1st Bank.

ADMINISTRATIVE MATTERS:

COMMUNITY: A copy of the pool pad lock key was also given Duane Schuh. He needs copies for the pool gate and the cabana.

Tract H (open space) was discussed. It is not part of Tract E and should not be taken out of Tract E funds. Beth Reimer checked her real estate tax statement and there is no mention of Tract H. Ginny Howe said she remembered that Tract H belongs to the Community.

The agreement between the Community and the Condominiums was discussed and everyone agreed to keep doing things the way we have been doing them without a new explanation agreement. Ginny Howe will get a copy of the City of Lakewood's Stormwater map to check if the parcels 173731 and 173808 are a part of Tract E. If it is, the fees should be paid by Tract E.

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

Public Service Mutual is pulling out of the Colorado area but our insurance with them is ok until August of 2012. There is no buy down price on the hail damage deductible from Public Service Mutual. Ginny is looking for bids from other insurance companies.

Copies of Doody Calls new 6-month contract will be given to the Board Members when Ginny receives their signed copy.

Jason could not find a skunk den at 1239D. Jessica was told to let us know if she sees the skunks again and not to leave any food or trash uncontained in her back yard.

Karen Pile's (1210A) flood issue was discussed. Ginny Howe got a recommendation for another engineer. Ginny is waiting for a call from them to set up an appointment with Karen, her attorney, Jason and Ginny. Another copy of the attorney's response letter was given to Beth Reimer.

The 1210D inside damage from a hail roof leak was discussed. The owner/tenant said they could not do the repair and wanted us to do it. Jason has turned in a bid for repairs in the amount of \$875.00. The Board voted and approved Jason's bid to do the work.

1249F slip and fall claim regarding their concrete step was discussed. The Board previously voted to turn it into the insurance company but the owner has not sent the bills to Ginny Howe yet.

The rules and regulations were discussed and will be talked about at the next meeting when Judy is present. The rules should possibly mention that the dog excrements should be picked up daily in back yards and immediately in the common areas. The holiday decoration time frame may need to be addressed. The suggestion of each building having the same color of doors (possibly bright colors) will be addressed at the next meeting.

The phone calls for the month were reviewed.

MAINTENANCE MATTERS: Terra Care, Cindy – They are doing their last mowing this week. It was suggested that their 2012 contract extend through October and possibly November as far as leaf cleaning is concerned.

Creatively Handy, Jason – The Board voted to get a price on the gutter cleaning from Tony for future gutter cleaning.

Elite General Contracting, Tony Sterling – Tony continues to do the painting. He is continuing with the watering schedule. He was asked to send in the list of bad gutters that he knew about. It was mentioned that Tony may be used more for different items. This will be discussed at the next meeting.

EDS removal of the trash cans was discussed. It seems to be going ok but there is a question about the recycling, whether cans are used or not. Ginny will check.

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The chimney cleaning is being done this Saturday.

Davey Tree, Andrew – Ginny requested that he look at a few tree limbs hanging over front doors from a snow.

MCLS – The snow removal was discussed. Ginny will check with them to see why the plow is being dropped on the street making a loud bang every time the plow goes down.

Ginny and Bill McLoughlin are meeting again to finalize their paperwork.

It was reported that someone is using a credit card to open the mail hut door. Ginny will check to see that everyone has keys.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:10 P.M.

NEXT MEETING:

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

Respectfully Submitted,

Judy Rogan, Secretary