

Silvertree Mojave H.O.A.
Board of Directors Meeting
January 11, 2016
Round Table Pizza
At 7:00 pm
Minutes

- I. Roll Call of BOD Present at 7:05 pm
 - 1.1 Lee Adams- President- Unavailable for personal reasons
 - 1.2 Marilyn Black-Secretary- Present
 - 1.3 Tamela Durant -Vice President- Present
 - 1.4 Anand Bhaskaran-Treasurer – Present
 - 1.5 Rebekah Johnson – Director - Present

Also present Manager Don Murphy of Management Solutions
- II. Meeting Called to Order at 7:07pm by T. Durant -Vice President
- III. Open Forum
 - 3.1 New Owners of 428 Sequim Common
 1. To MCC: send autopay form
 - 3.2 Owners of 63000-0-087-3 assessed “Dog off leash” fine ask to waive \$272.50 fine.
 1. Motion by pending pet owners not receive letter regarding the dog off leash, then the \$272.50 fine will be waived.
 2. 2nd by T. Durant
 3. All in favor, motion carries.
 - 3.3 46638 Winema Common: hear rodents in the attic. MSI to have Killroy trap pests
 - 3.4 46820 Patio faucet is dripping. MSI to have BTC inspect patio siding for damage.
- IV. Approval of the Minutes of November 9, 2015
 - 4.1 Motion by M. Black to approve minutes of November 9, 2015 as corrected: dinner wasn't at PF Chang's
 - 4.2 2nd by A. Bhaskaran, so moved
- V. Business at Hand
 - 5.1 Members items – Pages 1-14 of handout and 45-101
 1. MSI letter to owners-No dues increase correction letter, pages 46-50 with Board's emails.
 - A. To MCC: credit all members \$14.00
 2. Pages 51-54 – Chrysalis Lanscape declined to bid HOA service for landscaping.
 3. Page 55 -D. Lewis concern of possible “dog off leash” fine-It was not assessed
 - A. Board Action: MSI's response because Civil Code provides for owners to come to Management Office to review items she requested.
 4. Medallion Landscaping-MSI to get quote for landscape service.
 5. Pages 58-63 – Explanation of 46630 leak into 46626 due to 46630 shower valve leaking into 46626
 - A. Board discussing pages 58-63 and pages 67-71
 6. Pages 64 – New Pipes bill for leaking tub of 46820-owner sent \$663.00 check to Silvertree Mojave HOA for New Pipes billing.
 7. Pages 72-77 – 46750 Winema ARC request-approved

8. Pages 78-79 – M. Black’s email on 46658
9. Pages 81-84 – Home inspection 428. All repairs will be done this summer, funds permitting.
10. Pages 89-101 – More member’s registration forms and 428 new owner.

5.2 Contractor Items Pages 102-113

1. Pages 102-103 – RS Gate \$139.25 repair bill for exit gate.
2. Pages 106-113 - Board action: Serpico Irrigation \$1,106.00 to repair quads
 - A. Board approved to do only when rain stops.
3. MSI approved 4 Seasons Pool – spa filter pump quote at \$1,209.63
4. Board reviewed 2 gutter cleaning quotes and selected BTC at \$3,400.00 along with report of condition of gutter
 - A. Commercial Gutter quote \$5,275.00
 - B. Motion by R. Johnson to approve BTC.
 - C. 2nd by M. Black, so moved.

5.3 Misc. Items

1. MSI to have P. Johnson pull up previous quote for Smart Meters.
2. Glenn to send MSI list of his duties. MSI to pull up their copy of his duties.
3. Motion by M. Black to change meeting schedule to every other month- February, April (Annual), June, August, October and November-7meetings in 2016.
4. 2nd by R. Johnson, so moved. MSI fee will be reduced to \$1,200.00 per month.

V. Financials for November 30, 2015 and December 31, 2015 – See attached treasurer’s report

5.1 Total Funds	Nov	\$ 34,454.30
	Dec	\$ 52,980.71
5.2 Overdues	Nov	\$ 12,859.51
	Dec	\$ 9,720.42
5.3 Prepaid Dues	Nov	\$ 13,312.40
	Dec	\$ 14,087.77
5.4 Reserves should be	Dec	\$122,736.00
5.5 Owed to Reserves	Dec	\$ 69,856.00
5.6 Budget to Actual as of 12/31/2015 Year End		
I. Income		\$ 9,101.67
II. Expenses		<\$15,636.41>
III. Year End Income		\$24,738.21

IX. Meeting adjourned at 8:10pm. Next meeting is February 8, 2016 at 7:00PM at Round Table
Pizza

- I. Roll Call of Board Present
- II. Meeting Called to Order
- III. Open Forum
- IV. Approval of Minutes
- V. Business At Hand
 - 5.1 Attorney Correspondence
 - 5.2 Member Correspondence
 - 5.3 Contract Correspondence

 - 5.4 Misc. Correspondence
- VI. Financials
- VII. Agenda & Adjournment

Respectfully Submitted,

Don Murphy
Recording Secretary

Silvertree Mojave H.O.A.
Board of Directors Meeting
February 8, 2016
Round Table Pizza
At 7:00P.M.
Minutes
CORRECTED

- I. Roll Call of BOD Present at 7:00PM
 - 1.1 Lee Adams- President- Present - Present
 - 1.2 Tamela Durant -Vice President- Present
 - 1.3 Marilyn Black-Secretary- Present
 - 1.4 Anand Bhaskaran-Treasurer – Present
 - 1.5 Rebekah Johnson – Director – Present

Also present Manager Don Murphy of Management Solutions and On-site maintenance Glenn Mortenson

- II. Meeting Called to Order at 7:03PM by Lee A. President

- III. Open Forum

- 3.1 Domenica Lewis – 416 Sequim- Not present. Did not show up
 - 1. MSI sent code 5205,5210,5215,5220 (opt Out), 5225 and 5240. All Davis Sterling stature book
- 3.2 MSI to send reminder letter to 63000-0-087-3 has complied to minutes of January 11, 2016 – Please comply per page 44

- IV. Approval of the Minutes of January 11, 2016

- 4.1 Motion by Anand B. to approve the Minutes of January 11, 2016 as corrected
 - A. Rebekah J. 2nd the motion
- 4.2 2nd by Tamela D. so moved

- V. Business at Hand

- 5.1 Members Items and Glenn's duties
 - 1. Pages 40-41 – Glenn duties
 - 2. Pages 42-56 (pages 42-43) MSI letter to 46614 Christmas lights still up. Fine letter sent
 - 3. Page 44 – MSI letter to 416, agreed conditions to get dog off leash in common area and to waive fine – Per letter from her
 - A. Current status – See open forum
 - B. Newsletter - \$250 fine for failure to get trash etc. in dumpster. No household items, mattress, etc.
 - 4. Pages 45-49 – 46630 – New Pipes service bill states 46630 shower valve is cause of extensive water damage at \$4,715.00 and repairs to unit below

4A. Pages 50-51 – MSI letter to lower unit damaged

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- 4B. MSI to have legal counsel sent letter to 46630. If New Pipes bill is not paid by 46630, lien will be placed on property
- 5. Pages 54-56 – 46794 presale inspection
- 6. Pages 57-59 – Trapping of Raccoons for 46639 attic. Critter Control contacted. It was a squirrel trapped
- 5.2 Contractor Items – Pages 57-73
 - 1. Pages 60-63 – Medallion landscaping proposal at \$1,970.00. HOA currently pays \$2,601.00 for Serpico each month
 - A. Board discussion – Board concern is retaining curb value as it currently is, which is enforced
 - B. Contract is not for one year, can be terminated with 60 days’ notice. It is month to month contract
 - 2. Page 66 – Serpico irrigation report
 - A. Pages 71-73 – Irrigation quote at \$1,106.00. Motion by Tamela to approve quote at \$1,106.00. Second by Rebekah so moved
 - 3. MSI contract for monthly meetings, site inspections, letter and correspondence at \$2,052.00 per month at bi monthly \$1,000 reduction
 - A. Board discussion \$1,200.00 – Management contract
 - B. Reduced on next billing by \$52.00
 - C. Add registration form and \$50.00 fine
- 5.3 Misc. Items
 - 1. Peg at MSI to research smart meters

VI.	Financials for January 31, 2016		
6.1	Total funds	Jan	\$53,758.35
6.2	Over dues	Jan	\$ 7,163.11
6.3	Prepaid dues	Jan	\$17,063.46
6.4	Reserves should be	Jan	\$56,436.51
6.5	Owed to reserves	Jan	\$ 39,313.56

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6.6 Budget to actual	
II Income	<\$ 379.03>
II. Expenses	<\$8,661.43>
III. Year to date loss	\$ 8,292.43

VII. Meeting adjourned at 8:00PM. Next meeting is March 14, 2016 7:00PM at

Round Table Pizza

- I. Roll Call of Board Present
- II. Meeting Called to Order
- III. Open Forum
- IV. Approval of Minutes
- V. Business At Hand
 - 5.1 Attorney Correspondence
 - 5.2 Member Correspondence
 - 5.3 Contract Correspondence
 - 5.4 Misc. Correspondence
- VI. Financials
- VII. Agenda & Adjournment

Respectfully Submitted,

Don Murphy
Recording Secretary

Silvertree Mojave H.O.A.
Board of Directors Meeting
March 14, 2016
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of BOD Present at 7:00PM
1.1 Lee Adams- President- Present – On medical leave
1.2 Tamela Durant -Vice President- Present
1.3 Marilyn Black-Secretary- Present
1.4 Anand Bhaskaran-Treasurer – Present
1.5 Rebekah Johnson – Director – Present

Also present Manager Don Murphy of Management Solutions and On-site maintenance Glenn Mortenson

II. Meeting Called to Order at 7:02PM by Tamela D. Vice President

III. Open Forum – No members Present

- IV. Approval of the Minutes of February 8, 2016
4.1 Motion by Tamela D. to approve the Minutes of February 8, 2016 as corrected (see attached corrections)
4.2 2nd by Rebekah J. so moved

V. Financials for February 29, 2016

5.1 Total funds	Feb	\$50,669.40
5.2 Over dues	Feb	\$ 8,255.01
5.3 Prepaid dues	Feb	\$17,578.26
5.4 Reserves should be	Feb	\$41,795.56
5.5 Owed to reserves	Feb	\$ -0-
5.6 Budget to actual		
II Income		<\$ 185.03>
II. Expenses		\$8,907.58
III. Through February loss		\$ 9,091.31
Plumbing		\$7,051.34
Gutters		\$2,968.00

- VI. Business at Hand – Page 51
 - 6.1 Members Items – Page 51
 - 1. Pages 54-55 – HOA Attorney Richard G. letter to account 46630 – No response from owner, Lien is next
 - 2. Pages 54A-69 – All letters to owners of 416 Sequim Common – To executive session
 - 3. Pages 70-73 – Members OPT out forms
 - 4. Page 74 – Planters stolen from front porch
 - 5. Page 75 – Critters in attic at 46638 same for pages 82-83
 - 6. Page 85 – New rentals of 46820
 - 7. Pages 86-89 – 46804 architectural request - Approved
 - 8. Handout – Pages 1-3 stolen bikes
 - 6.2 Contractor Items
 - 1. Pages 94-67 – Sub meter bids for second time as requested. However, no funds at this time to do this unless board agrees to a special assessment
 - A. Long discussion – For future consideration
 - 2. Page 99 – Reviewed Medallion landscape bid letters and revised quote – Pages 102-107 at \$1,975 per month
 - A. Current budget is \$2,646.00 and Serpico is \$2,601.00
 - B. Monthly savings of \$626.00
 - C. Board action: MSI recommends Board to contact Serpico to reduce contract \$400.00
 - 6.3 Misc. Items - None
- VII. Meeting adjourned at PM. Next meeting is the Annual Meeting April 11, 2016 7:00PM at Round Table Pizza
 - I. Roll Call of Board Present
 - II. Meeting Called to Order
 - III. Open Forum
 - IV. Approval of Minutes
 - V. Business At Hand
 - 5.1 Attorney Correspondence
 - 5.2 Member Correspondence
 - 5.3 Contract Correspondence
 - 5.4 Misc. Correspondence
 - VI. Financials
 - VII. Agenda & Adjournment

Respectfully Submitted,
Don Murphy
Recording Secretary

Silvertree Mojave H.O.A.
Annual Meeting of the Membership
April 11, 2016
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of Members Present at 7:10PM. Per legal counsel Richard Fong
- II. At 7:11PM election inspection Richard Fong declares, there is a quorum
 - 2.1 Lee Adams- President- Present – Present
 - 2.2 Tamela Durant -Vice President- Present
 - 2.3 Marilyn Black-Secretary- Present
 - 2.4 Anand Bhaskaran-Treasurer – Present
 - 2.5 Rebekah Johnson – Director – PresentAlso present Manager Don Murphy of Management Solutions and On-site maintenance Glenn Mortenson
- III. Annual meeting elections of three members to the board for two years
 - A. Candidates – Anand B., Tamela D. and Lee A. up for re election
 - B. Call for nominations from the floor
 - C. Nominations closed – Final call for ballots3.2 Election inspector tallies votes and results are
 - A. Elect to the Board for two year terms
 1. Anand B.
 2. Tamela D
 3. Lee A
 - B. Passed by majority vote to roll into reserve any earned income for 2016 into 2017 reserves
- IV. Open Forum
 - 4.1 468669 – Two bikes from front door stolen – What can be done to make the HOA more secure?
 - A. Board Anand B. explained Mission Terrace HOA has neighborhood watch program
 - C. Per Board Rebekah J. stated this is the same concerns in all neighborhoods
 - 4.2 Their newsletter – No rule that prohibits children activities in common areas. There is not a Silvertree Mohave rule or policy that is specific as to Gender, age or sex
- V. Meeting adjourned at 7:35PM. Short meeting to follow

Respectfully Submitted,
Don Murphy
Recording Secretary

Silvertree Mojave H.O.A.
Post Annual Board of Directors Meeting
April 11, 2016
Round Table Pizza
At 7:45P.M.
Minutes

- I. Roll Call of BOD Present at 7:45PM
 - 1.1 Lee Adams- President- Present – Present
 - 1.2 Tamela Durant -Vice President- Present
 - 1.3 Marilyn Black-Secretary- Present
 - 1.4 Anand Bhaskaran-Treasurer – Present
 - 1.5 Rebekah Johnson – Director – Present

Also present Manager Don Murphy of Management Solutions

- II. Meeting Called to Order at 7:50PM by Lee A. President
- III. Approval of the Minutes of March 14, 2016
 - 3.1 Motion by Rebekah J. to approve the Minutes of March 14, 2016 as submitted
 - 3.2 2nd by Marilyn B. so moved
 - 3.3 A. Motion by Marilyn B. to elect the following
President – Lee A.
Vice President – Tamela D.
Treasurer – Anand B.
Secretary – Marilyn B.
Director – Rebekah J.
B. 2nd by Anand B., so moved
- IV. Business at Hand
 - 4.1 Executive session – Pages 52-54 and separate handout
 - 4.2 Members items and pages 55-81 and pages 1-4 of handout
 1. Pages 55-63 – 204 Sequim Common architectural request – Approved
 2. Pages 64-66 – 46720 Sequim presale inspection
 3. Pages 67-71 – Reported two bikes stolen at 46836 – Not locked up. During MSI Manager site inspection, quad's A,B,K and L of units had bikes laying in front of units doors
 4. Pages 72-76 – 46770 Winema owners – New owners
 5. Closed and written off on Nancy Aberle account \$713.95
 6. Handout – Pages 1-2 – Board email on 416 Sequim
 7. Page 3 – Owner Sally M. comments on 412 patio. MSI Manager inspected patio, it is a mess. A letter to cleanup patio was sent out
 - Page 4 – New owners of 428 Sequim Common

8. Page 3 and Pages 9-11 – Critter Control proposal. Board discussion on the three units and HOA sharing costs – Unit 400, 404 and 408.

A. Motion by Rebekah J. that the board approve the \$460.00 in quotes and any additional costs will be responsibility of homeowners

B. 2nd by Tamela D. so moved

4.3 Attorney Items – Executive session – Pages 52-54

4.4 Contractor Items

1. Separate packet – Serpico revised contract, reduced from \$2,601 to \$2,175.00 and Medallion Landscape quote \$1,970.00

A. Board action: Motion by Marilyn B. to stay with Serpico at \$2,175 per month

B. 2nd by Rebekah J. so moved

2. Page 82 – Vent cleaner quote – Group rate \$99.00, individual \$119.00

A. Board action – Tabled for end of summer

3. Pages 83-84 – Serpico items and Pages 5-8 of handout. Total work \$1,505.00 for reseeding bar lawn, irrigation go through and lawn aeration

V. Financials for March 31, 2016

5.1 Total funds	Feb	\$50,669.40
	Mar	\$45,569.31

5.2 Over dues	Feb	\$ 8,255.01
	Mar	\$ 6,463.86

5.3 Prepaid dues	Feb	\$17,578.26
	Mar	\$17,570.26

5.4 Reserves should be	Mar	\$41,826.72
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5.5 Owed to reserves	Mar	\$ -0-
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5.6 Budget to actual

II Income	<\$ 181.11>
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II. Expenses	\$15,946.39
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III. Through March loss	<\$15,946.39>
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A. Legal \$2,536.50

B. Wate4r \$4,045.81

C. Building and grounds – Gates, gutter cleaning, electrical repairs and plumbing	\$13,898.00
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Silvertree Mojave
Post Annual Board of Directors Meeting
April 11, 2016
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- VI. Meeting adjourned at PM. Next meeting is June 13, 2016 7:00PM at Round
Table Pizza
- I. Roll Call of Board Present
 - II. Meeting Called to Order
 - III. Open Forum
 - IV. Approval of Minutes
 - V. Business At Hand
 - 5.1 Attorney Correspondence
 - 5.2 Member Correspondence
 - 5.3 Contract Correspondence
 - 5.4 Misc. Correspondence
 - VI. Financials
 - VII. Agenda & Adjournment

Respectfully Submitted,

Don Murphy
Recording Secretary

Silvertree Mojave H.O.A.
Board of Directors Meeting
June 13, 2016
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of BOD Present at 7:06PM
- 1.1 Lee Adams- President- On medical leave
 - 1.2 Tamela Durant -Vice President- Present
 - 1.3 Marilyn Black-Secretary- Present
 - 1.4 Anand Bhaskaran-Treasurer – On business trip
 - 1.5 Rebekah Johnson – Director – Present

Also present Manager Don Murphy of Management Solutions

- II. Meeting Called to Order at 7:07PM by Tamela D. Vice President

- III. Open Forum

3.1 As of June 13, 2016 Finances – Total funds June 1, 2016

\$44,685.03

\$32,860.00 July dues income less 5 overdue

\$77,545.03 Projected July total funds

\$<32,571.44> Less checks paid and auto

\$<11,086.00>

\$33,892.59 – Projected August 1, 2016 funds

3.2 HOA legal counsel Richard Fong present

1. He explained special assessment, your board authority to special assess and answer homeowner's questions, and Keep in mind, the Board also pays dues and all the special assessments

2. Vice President Tamela D. opened up meeting and introduced the board and legal counsel Richard Fong. Roberts Rules will prevail during meeting

3. Legal counsel Richard Fong explained the DEFA alleged discrimination complaints filed against Silvertree Mojave and the mediation with project sentinel

A. Fong and Fong researched project Sentinel a nonprofit organization. They need the funds to stay in business

B. The night before mediation, there was a mass of resident's violation of HOA rules

C. Project Sentinel demanded \$35,000 for their expenses and various unreasonable demands

The Silvertree Mojave mediator countered with \$10,000 and under the California Civil Code, the Board could not meet unrealistic and unreasonable Sentinel demands

D. The mediator worked with Sentinel for hours and explained why Silvertree Mojave could not meet their demands and they walked out

E. The mediator was upset with Sentinel. The special assessment is to fund either the lawsuit or the settlement

F. The special assessment is to immediately fund Sentinel \$35,000 demand

G. Mr. Fong explained the special assessment permits using California Civil code 56.50 permits an emergency special assessment by the Board without membership vote and your Board followed legal counsel Richard Fong's advice

3H. If it turns out there is no required payout to Sentinel, the \$500 special assessment will be refunded less attorney fees and management fees

3.3 Project Sentinel stated the HOA CC&R's do not permit the Board/HOA to deal with children

3.4 Questions and answers period

1. 48836 – There is a problem with HOA rules. Per Richard Fong, the rules are reasonable. There is no problem with the rules

2. Under discrimination stature, if Project Sentinel wins, they get \$50,000 and attorney fees. If HOA wins, they don't get any funds

3. 46606 – Concern that the suit is not valid

4. Per legal counsel stated the law suit could cost \$50,000 plus, if they lose, it could cost the membership \$100,000 to \$300,000

5. Question Could the HOA file bankruptcy? Yes, it is possible

6. DEFH has a one year period to file a lawsuit against Silvertree. But a mandatory pre law suit mediation if DEFH does not file lawsuit, they cannot file lawsuit after one year

7. Project Sentinel could file lawsuit through a separate law firm

8. The "playing rule" was rescinded over a year ago

9. All current rules will be reviewed for modifications

10. Newsletter – Carports are for vehicle parking only

11. A settlement with Sentinel would be release of all claims known and unknown

12. Board Marilyn B. stated the Board has to pay the special assessment and the current special assessment period is reasonable

13. Next newsletter: Stairs are resident's access and leaving unit

14. 428 washer flooded lower unit

B. 2nd by Anand B., so moved

- IV. Approval of the Minutes of April 11, 2016
 - 4.1 Motion by Marilyn B. to approve the minutes of April 11, 2016 as submitted
 - 4.2 2nd by Tamela D. so moved

- V. Business at Hand
 - 5.1 Members items – Pages 71-143
 - 1. Page 71 – Owner request for charging station and Page 89 and MSI response. Board action: Not at this time, no funds
 - 2. Pages 73-79 – Marilyn’s email and Anand’s email
 - 3. Pages 83-87 – MSI letter to C. Gray of 412. He is responsible for up to down leak
 - 4. Pages 90-92 – 400 Architectural request. Board action
 - 5. Pages 95-128 – Members letters on special assessment and DFEH suit
 - 6. Pages 124-128 – 46794 Winema – Owner hardship request on special assessment. Board action: Approved
 - 7. Pages 129-132 – MSI letter to 46662
 - 8. Pages 133-139 – Glenn’s parking tickets
 - 6.2 Attorney items – Pages 45-70 and DEFH mediation. Present HOA legal counsel Richard Fong and MSI Manager Don Murphy and Board President Lee Adams
 - 6.3 Contractor Items – Pages 144-169
 - 1. Pages 144-152 408 and 412, toilet leak from 408 into 412
Total owed by 408 \$4,240.00 + \$1,885.48 To HOA – Total \$6,125.48
 - 2. Page 153 – Critter Control work on rodent in attics. No Board action
 - 3. Pages 160A-169 – Serpico items
 - 4. Pages 1701-171 – Dish disposal quote – For newsletter
 - 5. Pages 124-127 – 46794 request – Page 127
 - A. Board action: When current new tenant moves, unit owners must pay the \$300 per month and owner must for tenant
 - B. 2nd by Tamela D. so moved
 - 6. Pages 128 – MSI to send letter to 204

- VI. Financials for April and May 2016
- | | | |
|------------------------|-----|---------------|
| 6.1 Total funds | May | \$44,685.08 |
| | Apr | \$49,590.19 |
| 6.2 Over dues | May | \$ 13,336.90 |
| | Apr | \$ 10,380.09 |
| 6.3 Prepaid dues | May | \$19,344.46 |
| | Apr | \$18,986.46 |
| 6.4 Reserves should be | May | \$ 2,510.35 |
| 6.5 Owed to reserves | May | \$ -0- |
| 6.6 Budget to actual | | |
| II Income | | <\$ 377.25> |
| II. Expenses | | \$12,093.72 |
| III. Through May loss | | <\$12,470.97> |
| A. Legal \$9,690.00 | | |
- VII. Meeting adjourned at 9:10PM. Next meeting is August 8, 2016 at 7:00PM at Round Table Pizza. Special assessment: Possible July 1, 2016 Board meeting – Executive session
- I. Roll Call of Board Present
 - II. Meeting Called to Order
 - III. Open Forum
 - IV. Approval of Minutes
 - V. Business At Hand
 - 5.1 Attorney Correspondence
 - 5.2 Member Correspondence
 - 5.3 Contract Correspondence
 - 5.4 Misc. Correspondence
 - VI. Financials
 - VII. Agenda & Adjournment

Respectfully Submitted,

Don Murphy
Recording Secretary

Silvertree Mojave H.O.A.
Board of Directors Meeting
August 8, 2016
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of BOD Present at 7:10PM
 - 1.1 Lee Adams- President- Present
 - 1.2 Tamela Durant -Vice President- Present
 - 1.3 Marilyn Black-Secretary- Present
 - 1.4 Anand Bhaskaran-Treasurer – Present
 - 1.5 Rebekah Johnson – Director – Cannot attend

Also present Manager Don Murphy of Management Solutions
- II. Meeting Called to Order at 7:11PM by Lee A., President
- III. Open Forum - MSI addressed all present to verify they were homeowners or tenants with homeowner's permission. All non-homeowners/residents are to leave
 - 3.1 Owner of 428 – No issues
 - 3.2 Owner of 46800 Winema Common – No issues
 - 3.3 330 Sequim – No issues
 - 3.4 204 Sequim Common
 1. Remote request and direction from MSI to reset remote. MSI will handle
 - B. 2nd by Anand B., so moved
- IV. Approval of the Minutes of June 13, 2016
 - 4.1 Motion by Marilyn B. to approve the minutes of June 13, 2016 as corrected
Pages 1-4 of green packet 3.4 #12 add. Also delete #14.
 - 4.2 2nd by Tamela D., all in favor, so moved
 - 4.3 At end of regular Board meeting, there will be an Executive Session with Board and Management only
- V. Business at Hand
 - 5.1 Members items – Pages 70-148
 1. Pages 70-71 resident owner concerns, resident activity in common area – No action
 2. Page 72 – 382 broken window screen. MSI to send letter
 3. Pages 73-77 – 6478 B approved arch form – Not Silvertree
 4. Pages 78-82 – 46762 architectural request. Not approved due to insufficient information – Status open
 5. Pages 83-86 – 46642 resident complaint on 46650 cooking odors??

- Board action: No authority – Issue is between 46642 and 46650.
- A. MSI to send letter to 46642
- 6. Pages 87-91 – 224 architectural request - Approved
- 7. Pages 92-95 – Photos of residents activities and drawings on concrete sidewalk and stairways – Plus Pages 95-99 photo of resident liability action and littering
- 8. Pages 99-100 – 46794 – MSI letters to owner. No Board action
- 9. Pages 103-110 resident registration form and list/. Four pages
- 5.2 Neighborhood security – Open
- 5.3 Attorney Items – Pages 4A-4F – Insurance items on Sentinel action and pages 50C-69
- A. Board signatures required page 63 – handled
- 1. Handout – Pages 5-7 Attorney August 4, 2016 letter mailed to owners and attorney billing to date is \$6,793.50
- 5.4 Contractor Items
- 1. Handout – Four Seasons Pool contract renewal at\$15.00 per month. Pages 8-12 - Approved
- 2. Page 16 – handout – Gutter cleaning quotes -Commercial Gutter \$5,275.00 and BRI \$4,600 and still open, Trees by Austin cleaning quote and building clearance tree pruning quotes
- 3. Pages 151A-151B – Serpico approved irrigation repair quote at \$545.40
- 4. Pages 151C-151D – MSI approved BRI work at \$580.00
- 5.5 Misc. Items
- 1. Pages 152-161 – ACWD water billings
- 2. Misc. Items – Newsletters articles
- A. People riding gates. MSI to have Statcomm inspect gates and equipment of gates
- 3. Pool closing – November 2016 subject to weather conditions
- 4. To Richard Fong – Irrigation breaks in quads up to \$1,400.00
- 5. Pets/dog on leash in common areas

VI.	Financials for June and July 2016		
6.1	Total funds	June	\$56,279.28
		July	\$84,704.38
6.2	Over dues	June	\$ 12,698.07
		July	\$ 23,452.51
6.2A	Special assessment owed	July	\$ 18,452.21

6.3 Prepaid dues	June	\$32,341.51
	July	\$17,008.03
June special assessment paid		
6.4 Reserves should be	July	\$ 2,424.36
6.5 Owed to reserves	July	\$ -0-
6.6 Budget to actual		
II Income		\$53,736.11
II. Expenses		\$17,605.14
Legal		\$13,167.00
Utilities		\$4,167.53
Plumbing		\$5,890.06
Electrical lighting		\$1,888.00
III. Through July 2016 income		\$37,706.40

6.7 Account 4040 –Special assessment income and MCC to
Charge disbursements to 4040

- VII. Executive Session – Board will decide on Chris Gray when he supplies MSI copy of his insurance adjuster letter.
Meeting adjourned at PM. Next meeting is October 10, 2016 at 7:00PM at Round Table Pizza.
- I. Roll Call of Board Present
 - II. Meeting Called to Order
 - III. Open Forum
 - IV. Approval of Minutes
 - V. Business At Hand
 - 5.1 Attorney Correspondence
 - 5.2 Member Correspondence
 - 5.3 Contract Correspondence
 - 5.4 Misc. Correspondence
 - VI. Financials
 - VII. Agenda & Adjournment

Respectfully Submitted,

Don Murphy
Recording Secretary

Silvertree Mojave H.O.A.
Board of Directors Meeting
October 10, 2016
Round Table Pizza
At 7:00 pm
Minutes

- I. Roll Call of BOD Present at 7:00 pm
 - 1.1 Lee Adams- President- Present
 - 1.2 Marilyn Black-Secretary- Present
 - 1.3 Tamela Durant -Vice President- Present
 - 1.4 Anand Bhaskaran-Treasurer – Present
 - 1.5 Rebekah Johnson – Director - Present

Also present Manager Don Murphy of Management Solutions

- II. Meeting Called to Order at 7:01 pm by L. Adams - President

- III. Open Forum
 - 3.1 46836 Winema-ARC handled
 - 3.2 420 Sequim-new owners
 - 3.3 46648 Winema-stairway wood arm support (rocky, loose). Lady thanked Cindy at MSI for her help
 - 3.4 46840 to James at BRI to send and clean out. Page A to James.
 - 3.5 Call Animal Control for skunks and possums
 - 3.6 Walk in gate on Winema side had a pebble in the lock. To Newsletter: walk in gate is a security gate.

- IV. Approval of the Minutes of August 8, 2016
 - 4.1 Motion by A. Bhaskaran to approve minutes of August 8, 2016 as submitted.
 - 4.2 2nd by T. Durant, so moved.

- V. Business at Hand
 - 5.1 Members items – Pages 80-101
 - 1. Pages 80-83 46836 Winema. ARC request – Board Action
 - A. Motion by A. Bhaskaran to approve
 - B. 2nd by R. Johnson, so moved.
 - 2. Pages 85-93 MSI approved 46746 Winema ARC
 - 3. Pages 96-97 46794 request to rent out unit - special circumstances
 - A. Board Action: Motion by R. Johnson to approve hardship request to rent from October 2016 to September 2017
 - B. 2nd by T. Durant
 - C. 4 in favor, 1 abstain – owner must notify HOA with resident information
 - 4. Pages 101A-101D 46864 Winema presale inspection
 - 5.2 Contractor Items Pages 102-119
 - 1. Pages 102-106 Statcom information. Current firm RFI doing a good job – no Board action
 - 2. Pages 106A-106 sent to Board for approval \$1,737.20
 - A. Motion by M. Black to not approve Serpico quote
 - B. Pages 106-110 Serpico report and MSI to get quote for mulch

- 3. Pages 111-114 Health Department Inspection report sent to 4 Seasons Pools
- 4. Page 120-121 Trees by Austin building clearance tree pruning and gutter cleaning quote \$5,500

- A. Motion by M. Black to approve quote
- B. 2nd by A. Bhaskaran, so moved.

5.3 Attorney Items

- 1. Page 46-59 moved to Executive Session

5.4 Misc. Items, Pages 46A-B, 2017 Budget

- 1. 2016 legal fees + \$16,975.00
- 2. 2016 water +\$ 6,238.00
 \$23,213.00 \$22.49 per unit, per month over

3. Board Action

- 4. The \$16,975.00 is an expense to the \$500 special assessment

5.5 C. Gray issue – Board agreed to move on and C. Gray is responsible for New Pipes plumbing bill.

5.6 MSI to send \$50.00 fine letters to units that have not returned Resident Registration form

VI. Financials for August 31, 2016 and September 30, 2016 – See attached treasurer’s report

6.1 Total Funds	Aug	\$ 93,301.82
	Sept	\$106,449.96
6.2 Overdues	Aug	\$ 17,396.13
	Sept	\$ 9,789.65
6.3 Prepaid Dues	Aug	\$ 18,009.83
	Sept	\$ 16,125.78
6.4 Reserves should be	Sept	\$24,756.65
6.5 Owed to Reserves	Sept	\$ 0
6.6 Budget to Actual as of September 30, 2016:		
I. Income		\$49,020.91
		due to special assessment + \$17,676.00
II. Expenses		\$18,536.75
III. As of 9/30/2016 Income		\$26,519.16

VII. Meeting adjourned at 8:35pm to Executive Session. Next meeting is November 14, 2016 at 7:00pm at Round Table Pizza

- I. Roll Call of Board Present
- II. Meeting Called to Order
- III. Open Forum
- IV. Approval of Minutes
- V. Business At Hand
 - 5.1 Attorney Correspondence
 - 5.2 Member Correspondence

Silvertree Mohave H.O.A.
Board of Directors Meeting
Page 3

5.3 Contract Correspondence
5.4 Misc. Correspondence
VI. Financials
VII. Agenda & Adjournment

Respectfully Submitted,

Don Murphy
Recording Secretary