

Silvertree Mojave H.O.A.
Board of Directors Meeting
January 8, 2018
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of BOD Present at 7:00PM
 - 1.1 Anand Bhaskaran- President - Present
 - 1.2 Mehul Shah – Director - Present
 - 1.3 Ming Chao – Director – Present
 - 1.4 Open PositionAlso present Manager Don Murphy of Management Solutions

- II. Meeting Called to Order at 7:10PM by Anand B., President

- III. Open Forum
 - 3.1 385 Sequim Common, incorrectly assessed for 384 Sequim. MSI to contact MCC to waive \$2,775.00.
 - 3.2 428 – No issues.
 - 3.3 Former Board, Marilyn B. continues to complain about activities in quad and items left on sidewalk. No actions
 - 3.4 Alex Chin – 46638 Winema – Lawsuit all settled

- IV. Approval of the Minutes of November 13, 2017
 - 4.1 Motion by Anand B. to approve the minutes of November 13, 2017 as submitted
 - 4.2 2nd by Mehul Shah so moved

- V. Business at Hand
 - 5.1 Per lawsuit settlement, Board Marilyn Black must resign – She has
 - 5.2 Election of officers
 - A. Motion by _____ the following so be elected
 - 1. President
 - 2. Vice President
 - 3. Treasurer – Mehul Shah
 - 4. Secretary – Ming Chao
 - B. 2nd by _____, so moved
 - 5.3 Legal – Pages 31-32 HOA legal counsel Richard Fong (pages 13-30) settlement agreement
 - 1. Pages 31-32 – 384 Sequim pre lien
 - 5.4 Members Items - Pages 34-44 – MSI November 22, 2017 site inspection letters

5.5 Contractors Items – Pages 45-82

1. Pages 45-45A Winema Common gate work Statcomm – Total \$8,504.00 + \$1,200 \$9,704.00 Total
2. Pages 45-46 – R&S quotes – R&S is first step
3. Board action: A. Motion by Anand B. to approve Statcomm quote
 B. 2nd by Mehul S. so moved
4. Pages 46-52 – Completed BRI work at \$4,052.00
5. Page 59 – Up to down leak at 382 Sequim, caused by exclusive use leak toilet flange in wall into 384
 A. 384 is responsible for \$3,027.50 and \$1,060.00 – Page 50 and Pages 61-81 \$2,806.50
 B. 374 slab leak \$10,045.00
 C. To MCC – Account 6300-1-077-4 – waive \$2,775.00 and all legal fees
- 5.6 Misc. Items – Pages 75-78 – 334 to be assessed \$2,801.00 – All exclusive use

VI. Financials for November 30, 2017 and December 31, 2017 (see attached Treasurer’s Report)

6.1 Total funds	Nov	\$118,491.87
	Dec	\$ 83,827.87
6.2 Over dues	Nov	\$ 8,773.27
	Dec	\$ 6,895.44
6.3 Prepaid dues	Nov	\$ 11,651.85
	Dec	\$ 13,628.11
6.4 Reserves should be	Dec	\$ 69,118.16
6.5 Owed to reserves	Dec	\$ -0-

6.6 Budget to actual year end

- | | |
|--------------------------------|---|
| I. Income | \$ 7,021.39 |
| II. Expenses | + \$59,863.01 |
| 1. Litigation attorney | \$23,336.60 |
| 2. Utilities across the budget | \$21,206.59 |
| 3. Buildings and grounds | \$30,652.75. Slab leak, plumbing, interior unit repairs from slab leak and plumbing repairs |
| 4. Loss | \$52,841.64 |

Silvertree Mojave
Board of Directors Meeting
January 8, 2018
Page 3

VII. Meeting adjourned at PM. Next meeting is February 12, 2018 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 12, 2018
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of BOD Present at 7:06PM
 - 1.1 Anand Bhaskaran- President - Present
 - 1.2 Mehul Shah – Director - Present
 - 1.3 Ming Chao – Director – Present
 - 1.4 Open Position
 - 1.5 Open PositionAlso present Manager Don Murphy of Management Solutions

- II. Meeting Called to Order at 7:08PM by Anand B., President

- III. Open Forum
 - 3.1 46642 Winema – Received letter – Screen has been replaced
 - 3.2 204 Sequim – Chipped siding – Glen to look at it and get back to management.
No actions
 - 3.3 386 – In court – The plants are destroyed. MSI follow up on quotes for plants replaced. The common area as to activities are for resident use. Newsletter: vehicle (driveways) if you find items on sidewalk/pathways, just pick items up and place off of the sidewalk
A. President Anand B. explained just consider moving items aside as a neighbor
 - 3.4 For newsletter: The plan this summer is to have a pool neighborhood pot luck
 - 3.5 Marilyn B. requested FHA loan. To be taken into executive session

- IV. Approval of the Minutes of January 18, 2018
 - 4.1 Motion by Anand B. to approve the minutes of January 18, 2018 as submitted
 - 4.2 2nd by Mehul Shah so moved

- V. Business at Hand
 - 5.1 Attorney Items – Pages 46E-52 and Pages 1-3 green handout
 1. Pages 46E – Attorney collection report on 1 past due account
 2. Page 46A – Attorney information on fair housing on line training as requested as part of litigation settlement
A. Board discussion – To be completed by March 12, 2018
 3. Pages 1-3 – Green packet – attached to minutes of February 12, 2018 – Legal counsel advises. Marilyn B. to wait until at least 2019 before getting back on board. Therefore, MSI along with legal counsel Richard Fong advised board not to reappoint Marilyn B. nor consider her a candidate to run for board until 2019

- 5.2 Members Items - Pages 53-74 and Pages 7-12 of green packet
 - 1. Pages 53-54 – Owner concern letter and MSI’s response
 - 2. Pages 55-59 – and Pages 60-61 Farmers correspondence – Notice of litigation and closure
 - 3. Pages 69-70 – Owner complaint – Board has no legal authority
 - 4. Pages 71-73 – MSI January 9, 2018 site inspection letters
 - 5. Green packet – Pages 7-12 – Owner’s attempt to file insurance claim without notifying MSI. It was an exclusive use loss, not an HOA loss, File has been closed
 - 6. Pages 60-61 put in newsletter - Call for candidates is requested by board Anand
- 5.3 Contractors Items - Pages 73-76 – Not STM’s no contractor’s items
 - 1. Gutters are being cleaned today
 - 2. BRI total billing \$8,120.00 per handout
- 5.4 Misc. Items - Pages 77-89 water bills from November 8, 2017 to January 8, 2018 – Total \$9,961.05/2 months = \$4,980.33 per month – Note monthly budget is \$4,266.00

VI. Financials for January 31, 2018 (see attached Treasurer’s Report)

6.1 Total funds	Jan	\$ 91,950.70
	Dec	\$ 83,827.87
6.2 Over dues	Jan	\$ 14,829.25
	Dec	\$ 13,628.15
6.3 Prepaid dues	Jan	\$ 14,849.45
	Dec	\$ 13,628.11
6.4 Reserves should be	Jan	\$ 10,695.73
6.5 Owed to reserves	Jan	\$ -0-
6.6 Budget to actual year end		
I. Income		\$ 429.13
II. Expenses	+	\$ 3,055.93
1. Utilities		\$6,207.26 (Nov-Dec water bills for January
		\$9,961.00
6.7 Year to date less \$<3,485.08> to CPA to move water billing into 2017		

Silvertree Mojave
Board of Directors Meeting
February 12, 2018
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VII. Meeting adjourned at 8:45PM. Next meeting can be moved to every other month. Next meeting is March 12, 2018 or April 9, 2018 Annual Meeting at 7:00PM at Round Table Pizza.

Per Legal Counsel Richard F. and MSI Advice

I. Correct Board

Anand B.

Mehul S.

Ming C.

II. Note: MSI contract to be \$1,252.00 by going to every other month meeting. MSI still pays monthly for financials

They stand for reelection with two openings for a total of 5 candidates

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 12, 2018
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of BOD Present at 7:14PM
 - 1.1 Anand Bhaskaran- President - Present
 - 1.2 Mehul Shah – Director - Present
 - 1.3 Ming Chao – Director – Present
 - 1.4 Open Position
 - 1.5 Open PositionAlso present Manager Don Murphy of Management Solutions and Maintenance
Supervisor Glenn Mortenson

- II. Meeting Called to Order at 7:15PM by Anand B., President

- III. Open Forum
 - 3.1 See attached HOA legal counsel Richard Fong’s March 7, 2018 letter
MSI read to Board to move to executive session
 - 3.2 M. Black – 368 Sequim Common – Comment as to being a candidate in 2018.
Per legal counsel Richard Fong, no, she cannot until 2019
 - 3.3 Owners of 334 Sequim Common – Request for documentation and rental agent
Monica at All Pro
 - 3.4 428 Sequim – Newsletter request – Walk in gates to be used for pedestrian
 - 3.5 Open forum is now closed

- IV. Approval of the Minutes of February 12, 2018
 - 4.1 Motion by Anand B. to approve the minutes of February 12, 2018 as submitted
 - 4.2 2nd by Mehul Shah so moved

- V. Business at Hand
 - 5.1 Attorney Items – Handout
 - 1. Page 1 – Attorney Richard F. collection report on account 63000-0-078-3 – No
Board action required
 - 5.2 Members Items - Pages 56-91 – Pages 60-81 MSI February site inspection
 - 1. No smoking article in multi dwelling communities – Page 55
 - 2. Pages 55-59 – Not Silver Tree Mohave
 - 3. Owners of 384 Sequim Common
 - 5.3 Contractors Items - Pages 92-94 - and Pages 2-3 of handout
 - 1. R&S gate work at \$664.36 for drive in gate service
 - A. Pages 2-3 – Gate service at fire department inspection at \$1,250.00

2. Pages 93-99 – New Pipes billings on 400 Sequim Common \$727.50, 334 Sequim Common \$788.50, 252 Sequim Common \$305.00, 252 Sequim Common \$258.75 and 208 Sequim Common \$110.00

5.4 Misc. Items

A. Pages 15-16 – BRI wood fence quote at \$7,880

B. Motion by Board Anand B. to approve quote subject to confirmation that Francison Estates which shares the fence will pay for their ½ of the \$7,880

C. 2nd by Mehul S. so moved

VI. Financials for February 28, 2018 (see attached Treasurer's Report)

6.1 Total funds	Jan	\$ 91,950.70
	Feb	\$ 95,663.79

6.2 Over dues	Jan	\$ 14,829.25
	Feb	\$ 7,134.99

6.3 Prepaid dues	Jan	\$ 14,849.45
	Feb	\$ 13,767.90

6.4 Reserves should be	Feb	\$ 62,738.70
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6.5 Owed to reserves	Feb	\$ -0-
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6.6 Budget to actual

I. Income		\$ 624.42
II. Expenses	<	\$ 3,464.11>
1. Utilities		\$ 2,385.36
2. Landscaping	<	\$ 5,557.28>
III. For Feb 28, 2018 income		\$ 1,839.69

VII. Meeting adjourned at 7:40PM. Next meeting is April 9, 2018 Annual Meeting at sign in is at 6:45PM at Round Table Pizza.

- I. Roll Call of Board Present
- II. Meeting Called to Order
- III. Open Forum
- IV. Approval of Minutes

Silvertree Mojave
Board of Directors Meeting
March 12, 2018
Page 3

- 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 9, 2018
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of total members present/includes proxies/sign ins – No quorum

- II. At 7:00PM election inspection Richard Fong HOA legal counsel declares no quorum – To follow alternate HOA and Board meeting

- III. Annual elections and IRS 70-604 vote
 - 3.1 Five board openings
 - 3.2 3 candidates standing for re election
 - A. Anand Bhaskaran- President - Present
 - B. Mehul Shah – Director – Present by ballot
 - C. Ming Chao – Director – Present
 - 1. Mehul is present
 - 3.3 Nominations from the floor – 1. By mail owner or 358 Sequim
 - 3.4 Nominations from the floor – Chris Gray and
 - 3.5 46888 – Owner Ben Hong – Nominated
 - 3.6 Nominations closed
 - 3.7 Nominations closed and final call for ballots
 - Also present Manager Don Murphy of Management Solutions and Maintenance Supervisor Glenn Mortenson

- IV. Election inspector announces vote results
 - 4.1 Elected to the Board
 - 1. Anand Bhaskaran – Re elected
 - 2. Ming Chao – Re elected
 - 3. Mehul Shah – Re elected
 - 4. Chris Gray – Elected
 - 5. Ben Hoag - Elected
 - 4.2 Passed by majority vote to roll any earned income for 2018 into 2019 reserves
 - 4.3 Per legal counsel Richard Fong – All Board must sign up and complete fair house training

- V. Meeting adjourned at 7:15PM with a short meeting to follow. Next meeting is May 7, 2018 at 7:00PM at Round Table Pizza

Respectfully Submitted,

Don Murphy
Recording Secretary

Silvertree Mojave H.O.A.
Post Annual Meeting Minutes
April 9, 2018
Round Table Pizza
At 7:17P.M.
Minutes

- I. Roll Call of BOD Present at 7:14PM
 - 1.1 Anand Bhaskaran- President - Present
 - 1.2 Mehul Shah – Director - Present
 - 1.3 Ming Chao – Director – Present
 - 1.4 Chris Gray - Present
 - 1.5 Ben Hoag - PresentAlso present Manager Don Murphy of Management Solutions and Maintenance Supervisor Glenn Mortenson

- II. Meeting Called to Order at 7:17PM by Anand B., President

- III. Open Forum
 - 3.1 Motion by Anand B. to approve minutes of March 12, 2018 as submitted
 - 3.2 2nd by Mehul S. so moved
 - 3.3 Board brought up having pool get together with owners and residents

- IV. Business at Hand
 - 4.1 Election of Officers
 - A. Motion by _____ the following be so elected
 - President
 - Vice President
 - Treasurer
 - Secretary
 - Director
 - B. 2nd by _____ so moved. Tabled for May 7, 2018 board meeting. Gives chance to get feel for Board positions
 - 4.2 Attorney Items – Pages 45-52 FHA certification
 - 1. Page 46 – Legal counsel Richard Fong March 7, 2018 FHA litigation review letter
 - 2. Pages 49-52 – FHA certification – MSI Manager Don M. reviewed all action required for FHA certification requirements. This is in HOA legal counsel hand
 - 4.3 Members Items
 - 1. Page 53 – MSI memo to units 248-252
 - 2. Pages 54-57 – Former board M. Black email and HOA legal counsel response
 - 3. Pages 59-63 – Candidate emails

Marilyn B.

Pages 3D-3E

4. Page 3L 46782 Winema Common
5. Pages 64-65 – Vehicle break-ins – email
6. Pages 66-67 – FHA approval and MSI response
7. Pages 68-72 – New owners at 46824
- 4.4 Contactor Items – Pages 73-80
 1. Page 73 – Trees by Austin gutter cleaning quote \$3,330.00
- A. Board action: Tabled
2. Pages 75-76 – R&S Gate repairs
3. Page 78 – Bill Cotton – Billing items hauled away

V. Financials for March 31, 2018 (see attached Treasurer's Report)

5.1 Total funds	Mar	\$ 94,225.45
	Feb	\$ 95,663.79

5.2 Over dues	Mar	\$ 14,829.25
	Feb	\$ 7,134.99

5.3 Prepaid dues	Mar	\$ 15,399.97
	Feb	\$ 13,767.90

5.4 Reserves should be	Mar	\$ 70,190.45
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5.5 Owed to reserves	Mar	\$ -0-
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5.6 Budget to actual March 31, 2018

I. Income <\$ 1,013.86>

II. Expenses \$ 9,373.83

III. Year to date – Loss <\$ 10,387.89>

IV. Water cost over runs is main financial concern. MSI to get quote to install water meters and monitoring and billing individual unit meters

VI. Meeting adjourned at PM. Next meeting is June 18, 2018 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

Silvertree Mojave
Post Annual Meeting Minutes
April 9, 2018
Page 3

- 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 Minutes
July 23, 2018
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of BOD Present at 7:14PM
 - 1.1 Anand Bhaskaran- President - Present
 - 1.2 Mehul Shah – Director - Present
 - 1.3 Ming Chao – Director – Present
 - 1.4 Chris Gray – Director - Present
 - 1.5 Ben Hoag – Director – Present
 - 1.6 Joseph Silverius – Alternate - PresentAlso present Manager Don Murphy of Management Solutions and Maintenance Supervisor Glenn Mortenson

- II. Meeting Called to Order at 7:05PM by Anand B., President

- III. Open Forum
 - 3.1 MSI Manager Don M. to check patio. If boxes are gone, waive fine. Account 63000-0-001-4. Okay to waive fine
 - 3.2 To legal counsel regarding HUD on line legal training for Board
 - 3.3 Lengthy discussion on individual water meters
 - 1. Put in newsletter – Unit water average/divided by 108 unit assed each unit. It's more of meter costs and monitoring

- IV. Approval of the Minutes of April 9, 2018
 - 4.1 Motion by Anand B. to approve the minutes of April 9, 2018 as submitted
 - 4.2 2nd by Chris G, so moved
 - 1. Continue to hold off on election of officers

- V. Business at Hand
 - 5.1 Attorney Items – None
 - 5.2 Members Items – Pages 21-65
 - 1. Pages 21B-21C – Termite work order for 46638 Winema Common
 - 2. Pages 22-31 New tenants of 46766 Winema Common – No Board action required
 - 3. Pages 32-36 – 398 Sequim Common – Presale of unit inspection
 - 4. Pages 37-55 – 398 Sequim Common – Termite inspection report and photos
 - 5. Pages 54-57 and title sales papers
 - 6. Pages 58-60 Presale inspection of 46872 and pages 61-65 – 46824 closing title papers
 - 5.3 Misc. Items – Pages 86-92 0 Organics and recycle

5.4 Contactors Items – 66-85

1. Page 66-67 – Trees by Austin must do tree building pruning at \$6,405.00 – Approved
2. BRI roof gutter cleaning quote at \$7,890.00 – Wait for October/November
3. Page 71 – Four Seasons Pool quote at \$3,517.12
 - A. Motion by Anand B. to approve the quote
 - B. 2nd by _____ so moved
4. Pages 73-78 – BRI completed work at \$11,530.00
5. Page 79 – R&S approved #2 gate work at \$1,250.00
6. Page 80-85 – Mandatory fire hydrant work by Statcomm at \$6,650.00
7. Page 86A – Element work for 208 at \$628.50 and unit 334 at \$623.14 and \$1,017.75. Total for 334 is \$1,140.89
- 5.5 Pages 94-106 – ACWD water billing – No Board action
- 5.6 Separate packet – Meter estimate
 1. New Pipes \$102,420.00 at \$948.23 per unit
 2. Board discussion – Get payment plan and cost options

VI Financials for April 30, 2018, May 31, 2018 and June 30, 2018 (see attached Treasurer’s Report)

6.1 Total funds	Apr	\$109,360.17
	May	\$ 107,707.04
	June	\$103,695.11
6.2 Over dues	Apr	\$ 5,619.42
	May	\$ 5,145.98
	June	\$ 4,989.20
6.3 Prepaid dues	Apr	\$ 15,433.99
	May	\$ 15,662.75
	June	\$ 12,536.73
6.4 Reserves should be	May	\$ 49,311.27
6.5 Owed to reserves	May	\$ -0-
6.6 Budget to actual May 31, 2018		
I. Income	<\$	1,272.04>
II. Expenses	\$	2,903.55
III. Year to date – Loss	<\$	4,175.59>

VII. Meeting adjourned at 8:15PM. Next meeting is August 13, 2018 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 Minutes
September 10, 2018
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of BOD Present at 7:14PM
 - 1.1 Anand Bhaskaran- President – Arrived late
 - 1.2 Mehul Shah – Director - Absent
 - 1.3 Ming Chao – Director – Present
 - 1.4 Chris Gray – Director - Present
 - 1.5 Ben Hon – Director – Present
 - 1.6 Joseph Silverius – Alternate - PresentAlso present Manager Don Murphy of Management Solutions and Maintenance
Supervisor Glenn Mortenson

- II. Meeting Called to Order at 7:16PM by Chris Gray,

- III. Open Forum
 - 3.1 Board action – Election of officers
 - President – Anand B.
 - Treasurer – Mehul S.
 - Secretary – Ming C.
 - Vice President – Chris G.
 - Director – Ben H.
 - A. Motion by Anand B. to elect the following so nominated
 - B. 2nd by Chris G. so moved
 - 3.2 Open Forum
 - 1. Marilyn B. 386 Sequim Common brought up – Per attorney, the members should be credited the \$500.00 special assessment. She wants each member account credited. MSI to contact legal counsel on the \$500 special assessment passed in 2017. MSI to pull up 2017 financials
 - 2. Shane K. 428 Sequim – No issues
 - 3. Kathie L. 46658 Winema
 - A. MSI to get quote for solar panels and charging stations
 - 4. Xang H.- No issues

- IV. Approval of the Minutes of July 23, 2018
 - 4.1 Motion by Chris G. to approve the minutes of July 23, 2018 as corrected – Its Hon not Hoag
 - 4.2 2nd by Anand B.

V. Business at Hand

5.1 Members Items – Pages 47-54 and 1 of handout

1. Page 46 – Board requirement to take HUD training – Board action: Chris Gray tried to log into it and was not successful. MSI to send Board link for HUD
2. Page 48 – Email form 408 Sequim Common – Noting specific enough for board action
3. Pag 49 – FHA will not approve STM. Turned down the approval
4. Page 51 – MSI letter to 200 Sequim Common
5. MSI letter to 272 Sequim Common
6. Pages 1-2 – MSI letter to absentee owner of 272 Sequim Common

5.2 Contractor Items – Pages 55-108

1. Pages 55 – Open unpaid – New Pipes billings total \$4,031.00
2. Page 67 -Approved Element work for 46642 \$3,438.86 and 408 Sequim Common \$4,377.00 and New Pipes bill \$3,372.00
3. Pages 71-92 – BRI billing \$14,910.00 – MSI has cut a check tonight for board to sign
4. Page 96 – Four Season pool work at \$3,755.38. MSI to check with Four Seasons pool on labor cost
5. Prior approved RSS intercom work at \$3,007.56

5.3 Misc. Items – Newsletter – Cockroaches is exclusive use. Get spray from hardware store

VI Financials for July 31, 2018 and August 31, 2018 and June 30, 2018 (see attached Treasurer’s Report)

6.1 Total funds	July	\$84,524.77
	Aug	\$99,281.87
6.2 Over dues	July	\$ 4,427.59
	Aug	\$ 4,288.22
6.3 Prepaid dues	July	\$ 15,641.73
	Aug	\$ 14,424.66
6.4 Reserves should be	Aug	\$ 49,220.21
6.5 Owed to reserves	Aug	\$ -0-
6.6 Budget to actual August 31, 2018		
I. Income		<\$ 1,150.88>
II. Expenses		\$ 11,308.49

1. Refuse/water \$13,942.97 at \$1,567.02 per unit, per month at \$14.51. Board action: Current dues \$320.00. MSI recommends \$20.00 per month increase at \$2,160.0 per month
- II. Board Anand B. brought up

- III. Year to date – Loss <\$ 12,459.37> at \$14.42 per unit, per month

VII. Meeting adjourned at 8:30PM. Next meeting is November 12, 2018 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 Minutes
November 12, 2018
Round Table Pizza
At 7:00P.M.
Minutes

- I. Roll Call of BOD Present at 701PM
 - 1.1 Anand Bhaskaran- President – Present
 - 1.2 Mehul Shah – Director - Present
 - 1.3 Ming Chao – Director – Present
 - 1.4 Chris Gray – Director - Present
 - 1.5 Ben Hon – Director – Present
 - 1.6 Joseph Silverius – Alternate - AbsentAlso, present Manager Don Murphy of Management Solutions and Maintenance Supervisor Glenn Mortenson

- II. Meeting Called to Order at 7:02PM by Anand B.

- III. Open Forum
 - 3.1 For newsletter – Page 85 and Page 89 – Roaches/Pests
 - 3.2 Resident tenant complaint on (244 Sequim Common – Building B) of lower unit smokes in unit. Board President Anand B. advised resident of 244 to call the Police
 - 3.3 Tree behind building F – No longer attached to support post
 - 3.4 MSI to contact A-1 to only start at 9:00AM
 - 3.5 Page 36A – Newsletter – Send with next newsletter
 - 3.6 Water district program – Per Chris Gray, he spoke with John Lee. They offer individual meter program, but he does not know if there is a cost or not.
 - 3.7 Per Homeowner Marilyn B. stated Killroy Pest did service the units with reported cockroaches. As soon as they were reported to MSI, MSI sent to Killroy to report which units to treat.
 - 3.8 In future, MSI will email all board on issues that are an emergency

- IV. Approval of the Minutes of September 10, 2018
 - 4.1 Motion by Anand B. to approve the minutes of September 10, 2018 as submitted – So approved

- V. Business at Hand
 - 5.1 Attorney Richard Fong letters – pages 36A-36E on emergency special assessment for DFEH litigation.
 - 1. Page 36E – To be signed by Ming G.
 - 5.2 Members Items – Pages 64-77 (page 44-64) cockroaches and work orders to Killroy
 - 1. Page 66 – Pam Perry email for 208 Sequim Common – Refer to Page 71

2. Pages 72-76 – New owners of 310 Sequim Common
3. Pages 77A-77C – Complaint on residents smoking in HOA. Did not provide unit number of smokers
4. Page 79 – Roger P. construction consultant – Email on pool fence, right extension for new code
5. Notice of termination of Financial Waste Consultant – Page 81
6. Page 82 – Four Seasons approved quote at \$3,755.38
7. Pages 84-89 – Notices posted for Killroy Pest, cockroaches’ treatment
8. Page 92 – Presale inspection of 310 Sequim Common
9. Board Chris G. garbage container behind Building E.
 Newsletter – Do not overfill trash enclosures

VI Financials for September 30, 2018 and August 31, 2018 and June 30, 2018 (see attached Treasurer’s Report)

6.1 Total funds	Sept	\$93,817.85
	Oct	\$99,849.48
6.2 Over dues	Sept	\$ 4,570.93
	Oct	\$ 370.39
6.3 Prepaid dues	Sept	\$ 10,492.92
	Oct	\$ 12,117.92
6.4 Reserves should be	Oct	\$ 49,833.03
6.5 Owed to reserves	Oct	\$ -0-
6.6 Budget to actual September 30, 2018 and October 31, 2018		
I. Income		<\$ 1,589.06>
II. Expenses		\$ 13,326.50
Water		\$14,617.80/10 months/\$1,461.78/108 = \$13.54 per month over budget, per unit

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VII. Meeting adjourned at 8:15PM. Next meeting is January 14, 2019 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