

SOLANA at HERONS GLEN H.O.A., INC.
BOARD OF DIRECTORS MEETING
Wednesday, February 16, 2011, at 4:00 P.M. in Activity Room B

MINUTES

The February 2011, the Board of Directors Meeting of Solana at Herons Glen Home Owners Association Inc. was called to order by President William Green at 4:01 P.M. All those attending rose and said The Pledge of Allegiance. A quorum was established. Board Roll was as follows:

William Green	President
Robert Anderson	Vice President
Susan Oliver	Secretary
Ronald Turcot	Treasurer
Richard Romine	Director
Kyle Hubler, CAM	SilverCrested Management, LLC
Carol Phillips, CAM	SilverCrested Management, LLC

Owners in Attendance

Registration of unit owners attending this meeting will be kept on file with the original Minutes of the meeting.

Proof of Posting

Proof of Posting was established by Manager Hubler. Notice for this Board Meeting was posted on the Association bulletin board and on Channel 8 on or before February 14, 2011.

Approval of Minutes

Copies of the November 17, 2010 Board Meeting Minutes were distributed to all Board Members prior to this meeting. Treasurer Ronald Turcot **MOVED** to waive the formal reading of the Minutes and to approve the Minutes as printed and presented. The motion was **SECONDED** by Director Richard Romine. Without discussion, the vote was called and the **MOTION PASSED UNANIMOUSLY.**

Treasurer's Report

Treasurer Turcot read the Treasurers report.

As of January 31, 2010 the balance in the Operating Account was \$26,757.44. The operating reserve balance was \$29,557.32. The bad debt Accounts Receivables as of October 31, 2010 was \$7,436.07. There were four units in arrears as of January 31, 2011. All necessary steps are being taken to protect the rights of Solana Home Owners Association. A CD in the amount of \$88,250.14 was invested with TIB. Vice President Robert Anderson made a **MOTION** to accept the treasurer's report as presented. The motion was **SECONDED** by Director Romine. The vote was called and the **MOTION PASSED UNANIMOUSLY.**

Committee Reports

Painting Committee

Susan Oliver presented the results of the Painting Committee's survey; the committee recommends keeping the same colors that are currently on the buildings. There was a lengthy discussion regarding the door color. Treasurer Turcot made a **MOTION** to keep all colors as they are currently and for Management to have the door colors identified by March 1st, 2011 & to submit to the HOA for approval. President Green **SECONDED** the motion, the vote was called and the **MOTION PASSED 3 IN FAVOR with Director Romine and Secretary Oliver OPPOSED.**

Management Report

Manager Kyle Hubler read the Managers Report.

Insurance Compliance Update

There are 61 units currently in compliance and 27 units that have not turned in current proof of insurance.

Old Business

Accounting

Treasurer Turcot mentioned that coupon books will be mailed to all homeowners prior to the second quarter.

New Business

ARC committee

President Green mentioned that everyone who has shown interest in being on the ARC Committee are part time residents and this offers problems with approvals and accepting applications when the committee members are not present. Dick Oliver and Carol Wait have volunteered to be on the committee. Ron mentioned the by-laws require a monthly meeting of the ARC. After discussion, Vice President Anderson volunteered to be the Board member that sits on the committee and it was decided to meet on the first Thursday of each Month. President Green made a **MOTION** to appoint the three members above to the ARC Committee. Treasurer Turcot **SECONDED** the motion. Director Romine voiced concern of their being only one full time resident on the committee. The vote was called and the **MOTION PASSED UNANIMOUSLY.**

Owner Forum

- Termite stations
Manager Hubler dealt with this issue last week and has been on the phone with Pest Bear who reports that some stations were removed, but there are still several stations left. A member mentioned that she saw Pest Bear removing stations. Extermicare, the new pest company, installed stations and this is still an on-going issue.
- Rats
The pest control company will trap them, but they do not recommend bait stations because the rats may go to an attic and die. The openings must be covered before bait stations should be used.

Adjournment

There being no additional agenda items, Director Romine **MOVED** to adjourn at 4:56 P.M. The motion was **SECONDED** by President Green. The vote was called and the **MOTION PASSED UNANIMOUSLY.**