

SOLANA at HERONS GLEN H.O.A., INC.
BOARD OF DIRECTORS MEETING
Wednesday, April 18, 2012, at 4:00 P.M. in Activity Room B

MINUTES

The April 18, 2012, the Board of Directors Meeting of Solana at Herons Glen Home Owners Association Inc. was called to order by President William Green at 4:03 P.M. All those attending rose and said The Pledge of Allegiance. A quorum was established. Board Roll was as follows:

| | |
|---------------------|-------------------------------|
| William Green | President |
| Richard Romine | Vice President |
| Susan Oliver | Secretary (Absent) |
| Ronald Turcot | Treasurer |
| Ellen Halleran | 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 the broadcast channel 98 on or before April 11, 2012.

Approval of Minutes

Copies of the November 16, 2011 Board Meeting Minutes were distributed to all Board Members prior to this meeting. Vice President Richard Romine **MOVED** to waive the formal reading of the Minutes and to approve the Minutes as printed and presented. The motion was **SECONDED** by Director Ellen Halleran. Without discussion, the vote was called and the **MOTION PASSED UNANIMOUSLY.**

Treasurer's Report

Treasurer Ronald Turcot read the Treasurers report.

As of March 31, 2011, the balance in the Operating Account was \$44,502.91. The operating reserve balance was \$76,246.71. The Bad Debt Reserve was \$5,074.43. The CD invested with TIB was at \$60,283.58, earning 1.1% interest. There were four units in arrears as of March 31, 2012, two with liens. All necessary steps are being taken to protect the rights of Solana Home Owners Association. There being no questions Vice President Romine made a **MOTION** to accept the treasurer's report as presented. The motion was **SECONDED** by Director Halleran. The vote was called and the **MOTION PASSED UNANIMOUSLY.**

Committee Reports

Member Robert Anderson mentioned there were 3 requests at this time for the Architectural Review Board and one Grounds request. Treasurer Turcot made a **MOTION** to accept the Architectural Review Board Report as presented. The motion was **SECONDED** by Vice President Romine. The vote was called and the **MOTION PASSED UNANIMOUSLY**.

Management Report

Manager Kyle Hubler read the Managers Report.

Light Fixtures

All attached light fixtures were painted and any that were damaged have now been repaired. Should there be any further damage discovered please notify Manager Hubler.

Plant Replacement

The 2012 Plant replacement will take place in the coming weeks as rainy season approaches.

Insurance Compliance Update

There are 68 units currently in compliance and 20 units that have not turned in current proof of insurance.

Old Business

Insurance

Manager Hubler introduced Mr. Craig Holland from Babb insurance. He has come with a presentation on Community Insurance. Mr. Holland mentioned if anyone would like more information on Babb Insurance, please see their website at: <http://www.bhcsph.com/babbpropertypro/resources.html>. Mr. Holland pointed out Solana was built like a Condominium however it is governed under State Statute 720, Homeowners' Associations. Therefore the Association does not carry insurance on the buildings; it is left up to each homeowner to hold insurance on their portion of the building. He suggested some changes that could occur with membership approval to make the documents more like Condominium Documents that would put the burden of building insurance on the Association. Following discussion, Mr. Holland will research this topic further and will have more detailed information to present to the Board of Directors at a future meeting.

New Business

Plant Replacement

Manager Hubler put the plants out to bid. Following a brief discussion, Director Halleran made a **MOTION** to approve the Armstrong Pest Control plant bid. The motion was **SECONDED** by Treasurer Turcot. The vote was called and the **MOTION PASSED UNANIMOUSLY**.

Future meeting dates

The dates of the future scheduled meetings are as follows:

November 14, 2012 Board of Directors and Budget Approval Meeting
January 16, 2013 Annual Membership Meeting
March 20, 2013 Board of Directors Meeting

Owner Forum

A Member inquired about the brown grass. President Green asked if it is irrigation. Manager Hubler will investigate and report to the proper entity.

There was inquiry regarding one of the foreclosed units. Treasurer Turcot mentioned the foreclosure was stopped and management and the board will be following up on this.

Adjournment

There being no additional agenda items, Vice President Romine **MOVED** to adjourn at 4:54 P.M. The motion was **SECONDED** by Treasurer Turcot. The vote was called and the **MOTION PASSED UNANIMOUSLY.**