

# **Silvanite Condominium Association General Membership Meeting**

**Minutes of Meeting  
June 14, 2022**

The General Membership Meeting was opened by Jacob Dewey at 5:45 PM, MST. This meeting held at the CB South POA office and via Zoom.

Jacob Dewey asked for a roll call of the general membership present and

verification of quorum Attendance:

**Unit # 1 Jeffrey Antonczyk**

**Unit # 2 Meagan Fitch**

**Unit # 4 Polly McGrane**

**Unit # 6 Katherine Boyce**

**Unit # 7 Sarah Stearns**

**Unit # 8 Leonora Koncan**

**Unit # 11 Kevin Van Horn**

**Unit # 12 Kyle Ryan**

2/3 membership present and thus a quorum established.

## **Proof of Notice of Meeting.**

- Jacob Dewey stated that the Notice and Agenda for this meeting was sent out to everyone in the association via email on May 27, 2022

## **Approval of meeting minutes**

Jeff made a motion to approve the meeting minutes with the changes Julie Sarah Sterns Seconds the motion.

**Unanimously approved.**

## **Managers Report**

- The broken window in unit 2 is getting fixed sometime soon. We ordered glass and it is getting cut. I have reached out to the contractor on 6/13/2022 on when it will be arriving and have not heard back- I recommend boarding the windows next winter so we do not have snow and ice break them.
- Looking at the deck it seems to be in good shape, but I see 1-3 boards that could get replaced in the next year due to some rotting. There are also a couple of stairs that could be hammered in better or replaced to feel sturdier.
- Please remember that it is the Owners are responsible for paint upkeep on window/door trim and balcony railings. Paint is available by the HOA, and typically some is available in the HOA storage room.
- Crested Yeti is walking the property 2x a week.
- The board has decided to revisit and update the parking arrangement in order to make it most fair based on square footage, and allowed occupancy, of each unit. The board feels

that the current arrangement does not best serve the membership.

- I recommend that everyone checks their water heater to see how old it is and make sure there is a pan under the heater, so it is not sitting directly on the subfloor.
- Please sign up for Appfolio to pay your dues.

### Old Business

- Back storage room plan
  - 2021 meeting minutes stated that BOD will work on cleaning it out and removing cabinets. Owners had further discussions about this space.
- North Stucco wall
  - 2021 meeting minutes stated that Silvanite will continue to “Band-aid” with caulk to any cracks that may need it
- Painting maintenance
  - The stair treads, deck boards, handrails, balusters will be evaluated in the spring 2022, and its anticipated there will be painting needed.

### New Business

- Back-room storage room update- Are we still moving forward with this? What is the progress?
  - Kevin has not been in there at all since the summer
  - Kyle says this room is mostly cleared out and allows for further discussion on how we want to uses it.
  - There is still some equipment in that room, large wooden cabinet is still there.

Kyle made a motion to have CY remove water heater and cabinet from the

Kevin second the motion

Unanimously approved

- Pets policy
  - Kevin made a motion to amend the rules and regulations stating “Owner occupied units are allowed to appeal to the board via written notification to have additional pets. It is up to the board to decide if sed additional pet(s) are approved, if not give a valid reason is to be given to the owner of why”
  - Second by Polly
  - Approved 7/8 of people in the meeting
- Management is to be contacted first and they will forward complaints to the board of directors.

Open Forum

- Jeffery stated that there is a rogue aspen tree under the deck that needs to be addressed. Probably needs to be up rooted. Look into seeing cutting down the cotton wood tree that is dying.
  - Kevin Vanhorn made a motion made to have CY dig up aspen tree and pull up from the room.
  - Second by Kyle Ryan.
  - Unanimously approved.
- Parking spaces
  - Look at shrinking the tree garden and adding some parking spaces- the board is going to look at it.

- Crested Yeti will do a better job of ensuring plowing will make the most number of spaces available.

### **Financial Report**

- The association seems to be in good financial standing.
- Bank accounts: Operating: 3,288 dollars, 2x the amount of money than this time last year Reserve: 18,995 dollars reserve is about the same as last year.
- 3,800 dollars is going into the reserve each year
- The Board approved a new budget for the next fiscal year as a result dues will be increased to \$310.00 dollars a month.

### **Election of New Board Member**

There is one spot open on the board. Currently Kyle Ryan holds it as the Secretary. The board position is a 3 year term.

Kevin motion  
Second Sarah  
Approved

### **Next Meeting**

Next owners meeting

- June 14 2023 at 5:00 p.m. MST

With no further business being presented, Jeff Antonczyk made motion to end the meeting Sarah Sterns seconded the motion

**Motion to close the meeting was unanimously approved**

Meeting was closed at 7:39 PM, MST



