

**Silver Lake Farms Condominium Association**  
**Board of Directors/Officers**  
Meeting Minutes

*November 7, 2007*

*Present:* Matt Miller, Derek Day, Marlene Murphy, Vanessa Skaff

*Duration:* 7:00 pm to 9:00pm

*Location:* 15096 Pinewood Trail, Linden, MI 48451

*Next meeting:* December 10, 2007, 7:00, Location to be Determined

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**I. Announcements**

Unit 15 (4297 Lake Farms Court) has now been sold to Jason and Angela Spees. The Spees will be contacted to inform them of the Association website and where they can obtain copies of the by-laws.

**II. Issues Discussed**

- *Entrance Street Light*

With approval of Fenton Township, Consumer Power will install a street light at the entrance to Pinewood Trail from Silver Lake Road. Derek will follow-up with Tom Broker of the Township for approval. No problems in securing the approval are anticipated and the street light should be installed soon.

- *Removal of Speed Bumps and Repair to Asphalt at Entrance*

Estimates to remove the 3 speed bumps and complete entrance repair have been requested from three different paving companies: Ross, Yeager, and Mark's. To date only one repair estimate has been received (\$800 - \$1600, depending on results of on site inspection.)

Due to the weather, asphalt work will stop at Thanksgiving so it is doubtful that any repairs could be completed yet this year. Estimates are also to be obtained for widening the entrance and installing a curb system to reduce erosion and future damage.

Derek will report back at next meeting.

- *Association Fiscal Year*

The association by-laws require that a fiscal year be declared. It was unanimously voted by the Board to set the fiscal year to coincide with the calendar year: January 1 to December 31.

- *Association Bank Account*

The Board unanimously agreed that the Association Treasurer will arrange to open a bank checking account which will require 2 signatures (Treasurer and one other Board member) to issue checks.

- *Annual Association Dues*

It was proposed and approved by the Board that annual Association dues be set at \$12 per year for the fiscal year 2008. Annual Dues will be payable in December and due by January 15, 2008.

The Treasurer will purchase a receipt book to enable accepting cash payments.

- Hospitality Committee

It was proposed and approved unanimously that a Hospitality Committee should be established to welcome new association members when units are sold. The committee will provide information to the new owners on the web site address and how they can read and print a copy of the by-laws, master deed, and association meeting minutes and news.

The Board appointed the Chairpersons for the Hospitality Committee:

Chairperson: Melanie Hall

Co-Chairperson: Vanessa Skaff

- Request for Bridle Path easement

The operators of the equestrian center on Pinewood Trail have asked for approval to utilize the cul-de-sac on Lake Farms Court to ride their horses to cut across Curtwood Trail and go into the farm fields on the other side. After some discussion, the Board agreed that due to the children playing in that area and the concern for sanitation, the request to use the cul-de-sac for the horses was denied.

It was noted that the Association site map plans appear to provide for a Bridle Trail easement along the edge of Unit #1 (where the drainage stream crosses from Spicer's pond under Curtwood and Pinewood.)

- Assessment Lien Filed on Unit 5

The issue was raised by Matt Miller, who recently purchased the unit #5 lot, concerning the lien filed on that property for the Pinewood Trail road paving assessment in 2000. There is some question concerning the validity and amount of the lien. Matt Miller offered a compromise proposal to satisfy the lien and due to the potential conflict of interest he recused himself from taking any part in the Board's decision. The other Board Members/Officers tabled any decision for the time being pending further investigation.

### **III. Future Issues**

- Review of Association By-Laws

The Board Members/Officers agreed that each of the Association By-Laws should be reviewed for validity and decisions made whether each of the By-Law requirements should be kept, revised, or removed. The most efficient method of handling this review will be discussed at the next meeting.

- Basketball Pole and Hoop

Derek Day and Matt Stebbins have proposed that they purchase and install a permanent basketball pole and hoop on their properties at the end of the cul-de-sac for the neighborhood children. The current by-laws prohibit permanently installed basketball poles and hoops. It is proposed that the maintenance of the pole and hoop be dedicated to the control of the Association to assure that the installation does not fall into disrepair.

The board plans to vote on this issue at the next meeting in approximately 30 days to allow Association members to voice their opinions and concerns. Objections should be filed in writing with the Association Secretary prior to the next scheduled meeting on December 10, 2007. Any correspondence from members on this issue will be reviewed at the meeting.

- Violations of By-Laws

There are a number of apparent violations in the current by-laws which have probably occurred unknowingly due to the failure of former sellers to provide copies of the by-laws to new purchasers. These issues and possible remedies will be discussed at future meetings.

Marlene Murphy  
Association Secretary  
November 8, 2007

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