

Silver Lake Farms Condominium Association

Meeting Minutes

April 10, 2008

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

Next meeting: To be announced

I. Announcements

Consumers Power has installed a street light at the entrance to Pinewood Trail from Silver Lake Road, at no cost to the Condo Association or the residents of Pinewood Trail thanks to the suggestion by members and follow-up with Consumers and the Township by Derek Day.

II. Discussion

- **Road improvements and Repair**

The entrance to Pinewood Trail from Silver Lake Road has deteriorated over the years and needs to be repaired and widened. In addition, a number of the Pinewood Trail residents have expressed a desire to have the three speed bumps removed. Since this is an issue involving all of the residents of the road and not just the association, it was agreed that a newsletter will be sent to the residents asking for their votes on: (1) repairing and widening the entrance (2) Replacing the speed bumps (3) their willingness to participate in the cost which will be approximately \$100 each.

The response from the Pinewood Trail residents which will be due by a specific date outlined in the letter will be published on the association web site and once the votes are tallied we will proceed based on the results.

As with the original paving of the road, assessments would be based on the number of unique residents, not on frontage or number of lots.

If the speed bumps are removed, then some method of slowing down the vehicles will be needed. The possibility of a speed limit sign, "slow – children playing" sign, "no-outlet sign" or something of that sort was discussed but then raised the issue of where such a sign would be placed since the land at the entrance is not part of the association.

An alternative to removing the speed bumps entirely might be to actually lengthen them to make the transition gentler and smoother.

- **Neighborhood Garage Sale**

A neighborhood garage/yard sale will be held on Friday and Saturday – May 23 and May 24. All residents are invited to participate and Vanessa Skaff will handling the advertising of the sale at the Tri-County Times which has a Yard Sale package which includes signs and advertising. The Condo Association will pay the advertising cost of approximately \$25.

III. Roundtable

- **Delinquent Association Dues**

Of the 15 units in the Association, 7 have not paid their 2008 annual association fee of \$12 which was due on January 15, 2008. Vanessa Skaff will be contacting the delinquent members for payment. At present the nominal dues will be used for operating expenses such as stamps, bank charges, advertising.

- **Future Assessments and Legal Expenses**

At some point in the future it may be necessary to retain legal services for such items as amending the association by-laws filed with the township or placing liens on parcels for unpaid association dues and assessments. Board members will investigate this issue and what is required.

Next Meeting:

No date has been set for the next Board Meeting at this time.

Marlene Murphy
Association Secretary
April 10, 2008