

Silver Lake Farms Condominium Association
Board of Directors and Officers
Meeting Minutes

August 24, 2009

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

Next meeting: September 13, 2009 7:00pm Lake Farms Ct Cul-de-Sac

I. Announcements

Pete Cozacioc, resident of unit #1, independently contracted road repairs for Pinewood Trail with a Clarkston company, Mike Ottman Asphalt Paving LLC. at a cost of \$7400. Mr. Cozacioc said he had contacted the Fenton Township Office and determined that the road maintenance fund for Pinewood Trail has an excess balance of \$5195.27 which could be used toward the road repairs if a "representative number" of the residents are agreeable to releasing the excess for that purpose.

If the residents of the road approve the release of the township funds, that would leave a balance of \$2,204.73 still due Mike Ottman Asphalt.

Mr. Cozacioc presented a copy of the bill to the association requesting that the association pay \$1500 toward the balance remaining.

This board meeting was called to consider his request.

II. Discussion Issues

- The association was not provided with any estimates for repairs (although estimates were requested for consideration) nor was it consulted on the type and extent of repairs to be completed either prior to the work or following completion.
- The association board did not approve nor authorize the road repairs prior to the work being done but was approached after the fact to participate in the cost of the repairs
- There is some question about the \$7400 cost, compared to an estimate for similar work was obtained a year ago (October 2008) for \$2200
- According to Fenton Township records as of August 21, 2009, the total number of residents using Pinewood Trail is 26 (encompassing all properties on Pinewood Trail and Lake Farms Ct which must use the Pinewood Trail Road.) 15 of these properties (58%) make up the Silver Lake Farms Condominium Association.
- If the association agrees to participate in payment of the road repairs, the participation should be prorated between the 15 units in the condominium association and the remaining 11 property owners on Pinewood Trail.

Conclusions and Proposed Actions:

- Due to the questions and unresolved issues on the road repair cost, the board declined to make a decision on the payment request but will present the matter to the entire association at the annual meeting for discussion and vote.
- The board will request copies of estimates for the repairs for cost price comparison
- The board will notify the township that it did not authorize or approve any repairs at this point and that Mr. Cozacioc acted as a private individual in contracting the work, but will put the question of releasing the township maintenance funds and participating in payment of any shortfall to the association members as a whole at the annual meeting in September.
- The secretary will notify the association members of the annual meeting scheduled for Sunday, September 13, 2009 at 7:00 pm in the Lake Farms Court Cul-de-Sac. In the event of inclement weather, the meeting will be moved inside one of the homes on the Cul-de-Sac

III. Agenda and Issues to be decided at Annual Meeting

- **Payment of Road Repairs**

1. Should the Silver Lake Farms Condo Association approve release of all the Pinewood trail maintenance funds to Mike Ottman Asphalt for payment of the completed road repairs?
2. Should the Association agree to participate in any remaining balance due for the road repairs?
3. If the Association agrees to participate in payment, how will the Association share be calculated?

- **Election of Board of Directors**

The current board proposes the following individuals to serve on the board for the coming term.

- Derek Day (also to serve as President)
- Jason Spees (also to serve as Vice President)
- Vanessa Skaff (also to serve as Treasurer)
- Matt Stebbins (board member)
- Marlene Murphy (to serve as Secretary)
- Members will be asked to approve the board's recommendation or to submit other names for consideration at the meeting

- **Delinquent Dues**

One of the requirements to maintaining authority and status as a condominium association is the assessment and the payment of annual dues. There are still a few unpaid dues from 2008 and quite a number of unpaid dues for 2009. Dues have been set at the nominal amount of \$1 per month for a total annual amount of \$12.00 per property unit.

Members should be prepared to pay their delinquent dues at the annual meeting.

- **Stop Sign on Pinewood Trail at Lake Farms Court**

Residents have expressed concern for the safety of the children due to vehicles speeding through the intersection of Pinewood Trail and Lake Farms Court. This is especially a problem during the summer due to the high weeds on the vacant lot on the corner

Association members will vote on whether they support the placement of a stop sign at the intersection.

- **Speed Bump modification or removal**

Should all or some the speed bumps on Pinewood Trail be removed completely or should they be modified (smoothed out and painted with yellow paint to alert drivers to slow down.)

- **How to resolve the problem with Littering**

Littering on Pinewood trail is making our neighborhood unsightly. What can be done to reduce littering or clean up the road?

Next Meeting:

No date has been set for the next Board Meeting at this time since the annual meeting is scheduled in the next few weeks.

Marlene Murphy
Association Secretary
August 25, 2009