

Silver Lake Farms Condominium Association

Meeting Minutes

September 13, 2009

I. Call to order

Mat Miller, President called to order the annual meeting of the **Silver Lake Farms Condominium Association** at **7:10 pm** on **September 13, 2009** in **Linden, MI**.

II. Roll call

Marlene Murphy, secretary, conducted a roll call. All units were represented except three as note below:

1. Pete Cozacioc
2. Diane Angst - ABSENT
3. Marlene Murphy/Dan Turner
4. Matt Miller
5. Matt Miller
6. Steve/Melanie Hall
7. Tony Abuito - ABSENT
8. Colleen Biddle-Meek
9. Dan and Denise Hack
10. Matt Stebbins
11. Derek and Jill Day
12. Vanessa & Mike Skaff
13. Ernest & Charlene Stiles
14. Denelle & Tim Kruszka
15. Jason & Angela Spees - ABSENT

III. Approval of minutes from last meeting

Reading of the minutes from the last meeting was waived as the minutes were posted on the association web site.

IV. Treasurer's Report

Treasurer, Vanessa Skaff, reported a balance in the treasury of \$1,743.00. Some units are delinquent on their association fees and were reminded that the annual fee of \$12.00 is due the first of each January. A few members paid their delinquent dues at the meetin.

V. Election of Board of Directors

A new Board of Directors was elected:

- Derek Day, President
- Jason Spees, Vice President
- Vanessa Skaff, Treasurer
- Marlene Murphy, Secretary
- Matt Stebbins, Board member

VI. Open issues

1. **Payment of Road Repairs**

Pete Covaciac (unit 1) personally arranged for road repairs to Pinewood Trail totaling \$7400 to be paid in part by the Pinewood Trail maintenance fund of \$5195.27 held by Fenton Township and was requesting the \$2200 balance of the repair cost be paid by the Condo Association.

He was commended for his initiative but it was noted that the association had not been involved in the negotiation or authorization for the repairs.

RESOLUTION

A resolution was proposed by Dan Hack and approved by the association that any future commitments to road repairs or other items of this nature must be submitted to and approved by the Board of Directors. Since this is already part of the association by-laws, no formal amendment was deemed necessary.

PARTICIPATION IN PAYMENT OF THE REPAIRS

It was determined that the unpaid balance of \$2200 should be divided among all the residents of Pinewood Trail and Lake Farms Court including the residents who are not part of the condominium association, since all 26 residents use the road. The township records as of August 21 show 26 parcels (15 of which are included in the condo association.) If all 26 parcels participate in the cost, each share would be \$85.00.

A motion was made that each association member would pay their share of \$85.00 contingent upon 100% participation in the cost of the road repair by all 26 parcels. The motion was passed.

SOLICITATION OF PARTICIPATION

Dan Hack and Mike Skaff volunteered to contact the 11 residents in the subdivision who are not part of the association to solicit their participation in payment of the repairs.

ROAD REPAIR COMMITTEE

Recognizing that repairs will be needed in the future, and at the suggestion of the Fenton Township, the association recommended that a "Road Repair Committee" be created and that it should include association members and other non-association residents in subdivision.

2. Stop sign on Pinewood Trail at Lake Farms Ct.

It was proposed that in addition to a stop sign on Pinewood Trail at Lake Farms Court, a sign stating "no outlet" be placed at the junction of Pinewood Trail and Silver Lake Road to discourage vehicles that have no business in the Subdivision. *This proposal was approved* and will be investigated further for implementation.

3. Speed Bump modification or removal

This issue was discussed and tabled pending the result of the canvassing of the non association residents for participation in payment of road repairs and their wishes as to the removal or modification of the speed bumps and for the results of the investigation into the placement of a stop sign, which may slow down traffic on Pinewood Trail.

4. Problem of Littering

This issue was only briefly discussed and it was thought that the "no outlet" sign might reduce the roadside litter.

IV. New business

- No new business was introduced

V. Adjournment

Derek Day adjourned the meeting at **7:55pm.**

Minutes submitted by:
Marlene Murphy,
Secretary,
September 14, 2009

Minutes approved by:
Derek Day, President
Vanessa Skaff, Treasurer