

**Silver Lakes Association
Annual Meeting
January 19, 2005
Minutes**

1. **Call to order.** Meeting was called to order at 7:35 PM by Joe Kosinski. In attendance:

Joe Kosinski	1334 N. Wellington	In person
Joe Moore	1310 N. Wellington	In person
Jim and Phyllis Clegg	1270 N. Wellington	In person
Mike Grunewald	1325 N. Wellington	In person
Tom DeLeo	1286 N. Wellington	In person
Roy Balduf	267 W. Wellington	In person
Jane Myszka	1317 N. Wellington	In person
Don Cooper	1233 N. Wellington	In person
Allen and Rene Becker	1302 N. Wellington	By proxy
Rich Skibski	238 W. Wellington	By proxy
Kris and Doug Smith	211 W. Avondale	By proxy
Jim and Nance Romans	283 W. Wellington	By proxy

Attendance in person and by proxy constituted a quorum.

2. **Minutes of previous meeting,** December 16, 2003 were reviewed. Moved by Joe Moore, seconded by Tom DeLeo, unanimously approved, without corrections.

3. **Current Board Members were introduced:**

Joe Kosinski - President - Architectural Chair: 1334 N. Wellington, 358-1979, j-kosinski@comcast.net
Roy Balduf – Treasurer: 267 W. Wellington, 358-5104, roypatax@sbcglobal.net
Joe Moore – Secretary: 1310 N. Wellington, 934-1187, clarabelle5@earthlink.net
Jane Myszka – Director at large: 1317 N. Wellington, 963-0365, janemyszka@american-pm.com
Don Cooper – Director at large: 1233 N. Wellington, 358-5259, dacooper22@comcast.com

4. **Election of new board members.** Joe Kosinski, Roy Balduf and Don Cooper had all completed their two-year term and their seats were up for re-election. All were re-nominated and agreed to run again, along with Jim Clegg. Ballots were distributed, votes were cast and tabulated. Final totals were determined to be: Roy Balduf 11 votes; Joe Kosinski and Don Cooper, 8 votes each; and Jim Clegg 7 votes. Joe Moore moved and Joe Kosinski seconded that the current board be retained and the motion was approved unanimously. The board members later agreed to keep their current responsibilities, so the board remains unchanged (see listing above).

5. Roy Balduf presented the **Financial Report for 2004** and the **Estimated Operating Budget for 2005.** After considerable discussion, Tom DeLeo moved and Jim Clegg seconded their approval and they were approved unanimously.

6. **IRS Ruling 70-604** was presented by Roy Balduf, which preserves the Association's tax-exempt status, since all funds collected are used for legitimate association purposes. Approval moved by Joe Kosinski, seconded by Jim Clegg, and approved unanimously.

7. **Lake Shore Repair.** There was considerable discussion about the repairs in progress on the north shore of larger (west) lake. Concerns included the timing – warmer weather might provide a better opportunity to actually build out and restore the shoreline. Doing the repairs now in the “off-season” has saved us some money. Also concerns about other areas that may need repair, including the west side of larger lake which is getting very close to the golf course, and if there is any liability involved if such encroachment occurs. No payments to ELI, the contractor, have yet been made. At least some funds will be withheld until repairs are complete and to the Association’s satisfaction.

8. Joe Moore made a short presentation of various **web-site options** that may be available at low or no cost. Benefits would include online posting and update of directory, bulletin boards and announcements. Could also serve as a useful sales tool and offer links to local resources. If implemented, the privacy of homeowners would be protected by password and/or election to not be listed or participate. Possible sponsorship by local real estate firm discussed, but generally disapproved due to potential conflict if home listed by a competing agent. Tom DeLeo agreed to request help from a personal contact and Jim Clegg offered to check on local school’s helping to design the website as a school project. Consensus was to pursue the development of a simple website at a modest cost to determine its acceptance and usefulness.

9. **Open Forum:** The following additional items were discussed. Although no definitive action was taken, the board will continue to look into these concerns and take action where appropriate:

- Jim and Phyllis Clegg asked about the possibility of getting swans to help reduce the goose population. Estimates seem to be \$1000-2000 per year per pair, so probably cost prohibitive.
- Flowers in the cul-de-sac, particularly the south cul-de-sac, were quite disappointing this past summer. Main problem is watering, since there is no water available at the sites and some nearby person needs to drag their hose out on a regular basis to water. Gardening subcommittee needs to be rejuvenated.
- Monument on Smith needs its evergreens trimmed and also could use an outlet for Christmas lights. Tom DeLeo suggested that this needs to be done by a licensed electrician with a GFCI outlet.
- Various opinions were offered on the efforts of Executive Landscape for our mulch and trimming.
- Tom DeLeo asked how our liability premium got so significantly reduced from prior years. Roy Balduf explained that we are insured for \$2,000,000 with a quality company, Zurich, and apparently very few claims are filed by associations like ours, so the premium has been reduced.

10. **Annual assessments** will remain at \$220 per household, unchanged from the previous year and will be due later this year, on March 15th. This was moved by Roy Balduf, seconded by Joe Moore and unanimously approved. Don Cooper will be working with Roy to send out the bills.

11. The meeting was adjourned at 8:55 PM.

Respectfully submitted,

Joe Moore

Silver Lakes Homeowners Association
Secretary