

Silverbell Oaks Homeowners Association of Lake Orion, Michigan
Agenda and Minutes of Board Meeting held on Wednesday, 29-Apr-09
Venue: Tom Schultes' house – Planned time: 7:00 PM.

1. Meeting was called to order by the Tom (President) at 7:40 PM (late arrivals).
2. Participants (Board Members and Officers): ✓ Tom Schultes, ✓ Dean Schlitt,
 ✓ Vasu Srinivasan, × Dan Tomica, ✓ Lisa Howcroft, × Tim Dysarz, × Ed Lewandowski,
 ✓ Mark Purdy.
3. Minutes from last Meeting: Copies circulated by Tom and taken as read.
4. Treasurer's Report: Dan Tomica – not present. Lisa will follow up with Dan and follow up.
 - Lisa to finalize the list for the first mailing for homeowners with delinquent dues.
 - 23 homes have not yet paid; 6 – 7 of these have vacant homes.
 - It was suggested that we try calling everyone first to get payment before sending out delinquent notices – Lisa will follow up with:
 - >> Certified Letters to 23 residents for association dues not paid.
 - >> Legal action on 1 resident for never paying dues.
 - >> Need to get the key for the P.O. Box to see if anyone else has paid dues.
5. Committee Reports:
 - a. Approvals: Tim Dysarz – not present.
 - b. Communications/News Letter: Vasu – Spring news letter not ready yet, waiting for input from members on their status and contributions. Will get it ready this week.
 - c. Maintenance – Electric and Water: Dean – Will take care of the two non-functioning lights at Kaeleaf entrance.
 - d. Maintenance – Landscaping: Dean – he reviewed the four quotes received.
 - Discussion ensued. Timberland gets the order as it was the lowest.
 - He will call them tomorrow and get them started.
 - Lisa: discussion on mulch ~ is it needed this year as there seems to be 5" on the beds already. Dean may decide to skip it this year.
 - Vasu: will send out news of watering restrictions for Lake Orion residents in newsletter.
 - e. Islands Landscaping Project – Lisa and Mark: - Map has been started and partially done.
 - Discussion on various options; they presented file of drawings and plans.
 - All the islands have clay soil with pH above 8 – very alkaline. Need appropriate plants.
 - Mark and Lisa will follow up and work on it next two weeks.
 - Status update from Mark:
SBO Island Rehab Project is Underway!
Soil sample analysis has been completed by MSU. Inventory of existing plants and trees is nearly complete. A local landscape professional was consulted to review island conditions and assist with recommendations. The Board will agree on recommended island re-plantings by mid-May and bid packages will be distributed to 3-5 vendors by May 15th. Assuming that bids come back within budget, we hope to complete the project by mid-June. If June is missed, the re-plantings will need to wait until Sept/Oct. to avoid mid-summer heat. Either way, we plan to have the islands rejuvenated in 2009!
 - f. Social member: Open - Discussion about lack of someone to chair the social committee. Management Staff is looking for volunteers to run the social committee. (Ask Ed & Karen Ulrich for Golf and Wine Tasting).
 - g. Directory – Vasu: He has not started this as yet. Needs help to get advertisements.
 - Needs input from others on a suitable cover page.
 - h. Violations – Ed: Not present.
 - i. Web site – Tom: No discussion.
 - j. Neighborhood Watch – Tim: not present.

6. New and Walk-in Items.
 - a. Sub Garage Sale is to be held on May – 14th, 15th and 16th ~ they fall on Thu, Fri, Sat.
- Ads are being sent out jointly by Hi-Hill sub Treasurer and we will share in the cost.
 - b. Review of unpaid Dues for 2009. Discussion; see para 4 above.
 - c. Review of Project Calendar. Vasu sent out a one page file; all the members are requested to take note of their items and update.
 - d. Status of Retention Pond Basins – civil engineer recommendations – Vasu: This is under way; he spent two hours yesterday with the Engineer and surveyed the sites at Indianpipe Ct and Kossuth. Will follow up with the Engineer on further actions.
 - e. Board Walk at Kossuth entrance to Bald Mountain State Park – discussion took place.
- Some conflicting opinions from participants; Mark will follow up and report.

7. Announcements.
 - a. Date for next meeting: Monday, 8-Jun-09 (proposed, subject to confirmation).
 - b. Place and time for next meeting: Tom's house, 7:00 PM.

8. There being no other agenda items, the meeting adjourned at 8:55 PM.
Any questions or corrections contact me... Vasu.

Vasudevan (Vasu) Srinivasan, Secretary.