**SILVER LAKE COMMUNITITY ASSOCIATION SPECIAL MEETING MINUTES-Draft**

**June 3rd, 2023**

**Board Members present:**

Brad Ellenberger

Scotty Roberge

Maryanne Ellenberger

Sarah Hedin

Jon Steiner

Tom Imblum

Van Hoffman

John Taylor

**Public Present:** Donna Hoffman, Megan Mcdermott, Scott and Kathy Webb, Paul Hedin, Deb Steiner, Cathy Cutler, Kim Sweger, Carol Milligan. , Leslie Romesberg, Darrel and Cindy Crimmins, Kevin and Allison Gramlich, Jennifer Hoke, Ken Boyer, Pam Topper, Deb Bressler, Mike and Margaret Steen, Daryl and Rose Sweger, John Salvadia, Emma Burgos, Noela, Ray and Zeva Taylor, Brenda Himes, Dwayne and Brandi Ryals, Kathi Kunkel, Julie Douville, Donna Marie Dietz, Donald Laughman, Jason and Chrissy Culley, Dan Ritts, Andrew Dutton , Lee Margot, Pam Fink, Brett Henry.

**Brad Ellenberger called the Special Meeting to order:** B. Ellenberger questioned K. Webb as to why she did not work with team on the bylaws. M. Ellenberger commented that when we tabled the two sets of bylaws in November, it was for the main purpose of working together as a team, not to again have two separate bylaw revisions. That is why we did not schedule the members special meeting at the same time as the annual meeting.

K. Webb commented that she had reached out to N. Taylor the end of April and got no response. N. Taylor stated that was incorrect and that she did send K. Webb an email with a copy of the team’s proposed bylaw revisions and did not get a response. K. Webb said she never got an email. N. Taylor stated it was sent to the same email address K. Webb used in April.

N. Taylor then discussed the major revisions to the bylaws.

1) Clause stating $$$ were to only be used for lake maintenance

2) Changing % of members signatures needed for a petition from 10% to 20% (which would be 12 members)

3) The BOD has 90 days to call a members Special Meeting

4) Having Voluntary Members (living within the Silver Lake Colony)

5) Amount the BOD can borrow without a 2/3 majority vote.

Lee Margot brought up the members special petition in regards to adding and removing members. She stated that people who bought their properties 25 or 40 years ago (that are not on the water) when membership was voluntary should be able to remove themselves from the mandatory membership. M. Ellenberger stated we were not discussing the members special meeting agenda at this time. That per our bylaws the BOD picks the date of any special meeting and we would let everyone know when the meeting will be held.

Kathi Kunkel stated she didn’t think we should vote on the bylaws at this time. She discussed members with access/no access, members on the water/not on the water, members whose situation would not change even after repairs are made and water levels return to normal and lake front owners can use their docks again.  She pointed out that there is no addressing of the lack of equity nor description of access for non-lake front members contained in these bylaws, nor had any association time been spent addressing the issue/solving the problem—only the continued mandate to pay. She was concerned about the members that had no access, no view, or are not on the water—how could they bear equal financial responsibility when they do not have equal, or even in any way similar, access, usage or enjoyment of the lake. She thought they should have a reduced rate, and that plans for providing access should be made. She also pointed out that in the history of the lake, the perimeter had once belonged to all association members, but that at some point this land was gifted to lake front property owners.  This act resulted in a real ( as in real estate) benefit to those property owners which continues to add value to their properties today and at the same time further limited non-lakefront access.  M. Ellenberger stated that our attorney told us that each parcel must be assessed equally.  Kathi understood there was a legal precedence for this at another lake, but wondered if that same case had been explored for access options—was parking, a dock, a pavilion available at that lake?  B. Ellenberger said that in the future (after our dam remediations) the BOD had discussed putting a pavilion/picnic area behind the Earthen Dam. He also said the BOD has discussed finding a place for a members dock so they have a place to put in their canoes/kayaks.

**We Proceeded to the vote on the revisions to the bylaws:** The bylaws passed. The BOD will discuss the effective date and file them with the County.

There were 43 ballots. A 2/3 affirmative vote is needed to pass. 2/3 of 43=28.666

**In Favor-29**

**Opposed-13**

**Abstained-1**