

Whispering Pines Condominium Association
2008 ANNUAL MEETING
Meeting Minutes

Our Annual Meeting was held at the Whispering Pines Club House on April 24, 2008. The meeting began at 6:30 pm with socializing. Appetizers were provided by the Club House (thank you Ray) and drinks were provided by our Association.

Thirty-three homeowners were represented, 8 by Proxy and 25 by attending the meeting. This exceeds the 30% representation required in our By-Laws.

Opening Remarks

George Lutz opened the meeting at 7:00 pm. He introduced Carlon Smith, the new General Manager of the Golf Club. Carlon reviewed the plans for the Club in the coming year and invited all homeowners to participate in the events including the current “Fish Fry” and the upcoming “Deck Night”. Carlon has already begun a refurbishment program by painting the second and third floors. After completing these, he will move to the deck and the Tee Box Tavern. We all welcomed these improvements to the Club House.

Tree Committee Report

Linda Swift, Tree Committee Chairwoman, presented her findings regarding the large number of pine trees dying over the past several years. Recently we have learned that “pine wilt” is affecting all the Scotch pines in this part of Michigan. It is caused by microscopic nematodes that invade pine trees via beetles that fly from tree to tree. The trees that are vulnerable are typically exotic species, stressed trees, older trees, and/or drought-ridden trees. The nematodes block the water pores and prevent water from reaching the upper branches. Once infested, the tree dies rapidly. Since the beetles become active in early summer, it is best to remove dead or diseased trees before June 15.

Practically speaking, there is nothing that can be done to prevent the disease except to fell and remove infected trees. However, there are at least two insecticides available that can be injected into healthy trees. One product is called Greyhound Insecticide manufactured by Arbor Systems in Omaha, Nebraska (800-698-4641); it helps prevent disease but is not 100% effective and requires the services of a professional. The procedure calls for the annual injection of susceptible trees and may be a good idea for your more prominent and beautiful specimen trees that are still completely disease free.

Diseased trees, however, cannot be saved and must be removed to prevent further infestation. There are many companies in the area that can remove these trees for you. The Association is not recommending any one company over another since removing diseased or dead trees is the individual homeowner's responsibility.

The good news is that we have found a wholesaler who will sell bare root 36” White Pine or Spruce trees at a very reasonable price and we—as a group—may be able to purchase

a large number of these trees very cheaply. Trees can be planted in the fall, so we have plenty of time to discuss and select healthy tree varieties before obtaining and planting the new trees. We will organize some meetings to discuss this over the course of the summer.

But the bottom line can be summarized as follows; **“If it’s brown, cut it down, now”**.

Social Committee Report

Roxanne Adams asked all residents to support the Relay for Life Team from Whispering Pines with donations and participation in the walk. The Team will pick up empty cans on Saturday May 3 if you leave them out in front of your driveway by 9 am.

Roxanne also asked for everyone’s support of the Club House. This is a value for our neighborhood that we do not want to lose. She is working with Ray to see how we could arrange a “meet and greet your neighbor” type of party some time this summer.

Secretary’s Report

George Lutz moderated the introduction of all homeowners present at the meeting.

George (as Secretary) deferred from reading the minutes from the 2007 Annual Meeting and asked that they be approved as submitted to the homeowners previously. This was moved and approved by the homeowners.

Treasurer’s Report

Mike Walsh began his presentation with the audit results for the 2007/8 fiscal year. Sylvester & Company PLC, Certified Public Accountants, gave our Association a clean bill of health.

Mike provided a handout that summarized our Assets, Liabilities & Equity, and Income Statement. Total Equity as of March 31, 2008 was \$194,812.72. Our net income for the year was \$31,638.78, excellent performance resulting from significantly reduced costs for snow plowing and salting and minimal maintenance expenses through the year.

We have one undefined liability, to repave our roads. Based on quotes from two years ago, Mike believes we are now in a good position to pave our roads. Dan Gee addressed this in his Maintenance Report.

The 2008/9 Budget was presented. The line items were similar to this year’s performance. Mike also stated that six homeowners were delinquent on their dues and liens were placed on their properties.

Maintenance Report

Dan Gee reported that we may need to change our stop and speed limit signs throughout the neighborhood. One neighbor narrowly avoided a car “running” the stop sign on westbound Whispering Pines at Rolling Greens. He took the vehicle’s license number to the Hamburg police but was told “we cannot enforce the laws in your sub because the stop signs and speed limit signs do not meet state standards” and that “our Association never submitted a letter requesting that the laws be enforced in our privately owned subdivision”. This was a shock, of course, to all of us present. George Lutz took an assignment to speak to the officials in Hamburg about the issue.

Dan then reviewed two options for paving our roads. These options will be given to a special road committee (Roxanne Adams, Ed Freeman, George Lutz) who will submit these requirements for quote by at least three asphalt companies. This committee will decide, based on the quotes, which company will receive the contract. The work will be performed over the summer to avoid disruption of the school bus traffic.

Finally, concerning the roads, the majority of the homeowners present wanted to use more speed bumps to control the speed on our roads. This will be factored into the repaving plans.

Election of Board Positions

Of the three people running for the two open Board positions, George Lutz and Dan Gee received the most votes and are therefore elected to a two year term on the Board. Ed Freeman, Roxanne Adams, and Mike Walsh have one year remaining on their terms.

Open Discussion

Several items were brought up during the open discussion as follows:

- 1) Connection to Tree Top Ct.-It was suggested that the Board consider a way to connect via bridge and walkway between Tree Top Ct. and Rolling Greens or Fairways Dr. The Board agreed to consider this after we see how much remains in our treasury after we pave the roads.
- 2) McGregor Pond Fountain-It was recommended that we run this fountain longer, especially on the weekends. It was felt this added to the attractiveness of our community and may help homeowners who must move sell their homes more easily.
- 3) Pets-In general, homeowners request that those of us with pets respect those who do not have pets by keeping outside dogs from barking continuously and picking up fecal matter “deposited” around the neighborhood.

- 4) Mosquito Control-A representative from Eradico could not make it to the meeting but wanted to remind all neighbors that they will spray for mosquitoes again this year. Any resident wanting to subscribe to their service, contact them on 888-479-5900 or go to www.eradicoservices.com. The fee is \$180 per year. This service has been recommended by some of your neighbors.
- 5) Main Entrance Signage-Several homeowners thought the main entrance signage was not up to par with the image we want to portray for our neighborhood. They asked if the Association could or would upgrade the sign. We agreed to look into this, but the signage is the responsibility of the Golf Club and any changes would have to be done by them.
- 6) Roads to County-A question was raised about turning the roads over to the county. This would require some additional (perhaps significant) work on the roads to meet state standards. It was the general decision of those present to keep the status quo, primarily because we like the quick response we get from our snow plowing company and would not want to wait for the County to get around to plowing our roads in the winter!

Closing

The meeting was adjourned at 8:45 pm.

Regular Board meetings for the coming year have been scheduled as follows:

May 15	at the Club House	7:30 pm
August 21	at the Club House	7:30 pm
November 20	location TBD	
February 19	location TBD	
March 19	location TBD	

At the May meeting, the Board will appoint Officers for the new year. Anyone interested in any of the positions except President please contact George Lutz (517-294-7787, glutz7783@charter.net). A Board member must hold the position of President.

All homeowners are encouraged to attend the meetings and become involved in our Association. Please participate and help us keep our neighborhood one of the best in the area. Remember our website at www.whisperingpinesofpinckney.com.

Respectfully,

George Lutz, Secretary
April 30, 2008

Attachments (to homeowners who did not attend meeting)
Tree Committee Report
Treasurer's Report