

WHISPERING PINES CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER'S MEETING
APRIL 8, 2014

Our Annual Meeting was held at the Whispering Pines Club House on April 8, 2014. The meeting began at 6:30 PM with socializing.

The meeting was called to order by President Dan Gee. Fifteen homes were represented and we had twenty four proxy votes. This exceeded the 30% representation required by our By-Laws.

Dan introduced the Board Members, Roxanne Adams and Kevin Allard. John Ross was out of town and not able to attend. Dan thanked the Board members for their work. It would be nice to have more attend this once a year meeting and support the work the Board does all year.

Hamburg Township Police Officer Daniel Bromley was introduced. He reminded us to keep our vehicles locked and valuables out of sight. Also that low wattage landscape lighting helps in your home security—these work better than motion sensors. When going on vacation, the police will also do security checks on your home. Just call the Township Police office with your information and dates. Officer Bromley also stated that landline telephones result in faster response to emergency calls than cell phones. We also asked that they try to drive thru more often. There is a big problem of liquor bottles being dumped at the main entrance. If you see anyone doing this, try to get a license plate number or vehicle description.

Mosquito Program: Robert Horton of Bullseye Pest Defense is our exclusive provider. Same company as last year—just a new name. This service provides eight applications for \$125.00. This service works and the more neighbors we get to sign on the lower our cost can go! Call and get set up today. 888-898-8229 or www.bullseyepestdefense.com
Email—bullseyedefense@gmail.com

Derek Howe, General Manager of Whispering Pines Golf Club encouraged us to use their web site www.whisperingpinesgolfclub.com for activities. Derek was asked to relay the message to the Winegartz's that more work needs to be done by the golf course along the curb edges and tee box's on their property that goes thru our sub.

The 2013-2014 Meeting Minutes were accepted and ratified as presented via USMail, email and as posted on the web page. Jerry Grohowski made a motion to accept said minutes, and seconded by Greg Johnson. All present Homeowner's approved with none opposed.

Roxanne Adams, Vice President, announced we had the needed number of Homeowner's present along with the proxy votes to have a legal meeting. Dan Gee and Kevin Allard were re-elected to the Board.

Dan thanked all who have worked and helped out this year. Kevin Allard, John Ross, Roxanne Adams, Hugh Adams, Deib Mougrabi, Nate Knobel, Carl Szczygiel and Son, Larry Novak, Carrie Price, Jan Shamraj.

Open Issues:

Pinckney Community Schools and Mc Gregor Pond Flooding Issue: Dan reported that the George Auck Company is balking at any settlement, so one more attempt will be made to resolve this issue. If we cannot reach an agreement with them, papers will be filed to proceed. The new Superintendent of Pinckney Schools, Rick Todd, is willing to work with us.

Treasurer's Report

Roxanne explained the budget. A new savings account has been opened with a deposit of \$35,000.00 for future road work. The Board kept the dues at \$500.00 per year. However, if making a partial payment, you will be charged the late fee for any and all partial payments. Dues are \$500.00 per fiscal year, and are due by June 30, 2014. A \$50.00 late fee shall be added for any payment received after June 30, 2014. Any lot remaining unpaid after 9/30/14 will be subject to a lien placement and a \$125.00 administrative filing fee. Contact a Board member if you need to make a payment arrangement. Twenty two Homeowner's have already paid. Payments need to be mailed to:

WPCA, P.O. Box 962, Pinckney, MI 48169.

The expenses on both the Mc Gregor Road pond and the Whispering Pines Drive pond will be monitored closely this year for utility usage and expenses.

Compliance Report

Kevin Allard reports he will be working closely with the Board again to keep our sub a desired prime area. Special interest will be paid to some of the lots without homes and along the curb edges. Our By-Laws are posted on our web page...read them! If you have questions or concerns regarding your property or a neighbor's contact a Board member.

Maintenance Report

In the absence of John Ross, Dan reported with the amount of snow we had this winter all in all it went well. Our maintenance provider ran out of salt (as a lot of companies did), but Dan was able to get another provider to help us out.

As always, the Board welcomes your concerns and suggestions. Contact a Board member or attend a monthly Board meeting.

Motion was made by Hugh Adams and seconded by Jerry Grohowski to adjourn the 2014 Annual Homeowner's meeting.

Respectfully Submitted,

Roxanne Adams
Vice President/Secretary

Your current board members are:

President, Dan Gee	517-861-6742
Vice President/Secretary, Roxanne Adams	734-878-2409
Compliance, Kevin Allard	989-493-6444
Maintenance, Web Page, John Ross	734-878-9913

www.whisperingpinesofpinckney.com

Email: wpca962@yahoo.com

REMINDER...TO AVOID LATE FEES YOUR DUES NEED TO BE PAID IN FULL BY JUNE 30, 2014. IF YOU HAVE ALREADY PAID, THANK YOU!