

WHISPERING PINES CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER'S MEETING
APRIL 21, 2015

Our Annual Meeting was held at the Whispering Pines Club House on April 21, 2015. The meeting began at 6:30 PM with socializing.

The meeting was called to order by President Dan Gee. Twenty one homes were represented and we had fifteen proxy votes. This exceeded the 30% representation required by our By-Laws. Roxanne Adams, Bill Lanam and John Ross were elected to Board positions. Gino Conedera received 2 write in votes, and George Lutz received 6 write in votes. George has declined any position on the Board.

Hamburg Township Police Officer Spencer Levin was introduced. He spoke about the safety of securing your vehicles and not leaving valuables in sight. The traffic flow and speeding is still a concern, especially on Whispering Pines Drive. Try and get descriptions of vehicles and/or license plate numbers that are driving too fast. This is a busy intersection that also is a school bus pick up and drop off site.

Mosquito Program: Robert Horton of Bullseye Pest Defense is our exclusive provider. Bobby has been providing us service for four years now. This service provides eight applications for \$150.00 (May – September). This service really works and the more neighbors we get to sign on the lower our cost can go! They also offer a exterior defense plan and mole treatment plan. Call and get set up today. 888-898-8229 or www.bullseyepestdefense.com

Whispering Pines Golf Club: Rachel Kosin, the General Manager, told us the Nine and Dine and the Senior Scrambles will be going on again this year. There is a family golf program with kids also. They have a new point system and new rates this year, so check their web site www.whisperingpinesgc.com, where you can also sign up for their newsletter.

President's Report: Dan introduced the current Board members and thanked them for their service. Dan thanked Roxanne for her 18 plus years of service.

Dan announced that Pruning Pros will be our summer and winter maintenance provider.

The legal action against Pinckney Community Schools and the McGregor Pond flooding issue is moving along. We have a May date of de*****

Dan announced his resignation off the Board at the end of his term next April. He has agreed to stay on in an advisory position. He will also continue to follow the Pinckney Community Schools/Pond issue and see it through.

Dan started with Whispering Pines at the invitation of Don Moon, WP developer, on their advisory board. He has served over 20 years in many positions and has more knowledge about this sub than anyone else. The Homeowner's owe a huge Thanks to Dan for his many, many hours of service. THANK YOU DAN!!! Next time you see him----tell him Thanks!!

Mark Wohlfeil thanked Dan for his service of over 20 years!!

Randy Ruff thanked Dan and the Board for their service.

Dan also thanked all the Board members and homeowner's who have helped out this last year: Roxanne and Hugh Adams, Christmas decorations, Carrie Price and Jan Shamraj, Nate Knebl, Bill Lanam for his help with the budget spread sheets and electrical work, Larry Novak and Randy Ruff and Carl Szczygiel for their help on both ponds, John Ross for maintenance issues and web page.

The 2014-2015 Meeting Minutes were accepted and ratified as presented via USMail, email and as posted on the web page. The 2014 Annual Meeting Minutes were also accepted and ratified. Hugh Adams made a motion to accept said minutes, and Jerry Grohowski seconded. All present Homeowner's approved with none opposed.

Homeowner's introduced themselves. We welcome our newest residents, Reina and Tom Pearson and their family. Thank you all for your attendance tonight.

Secretary's Report: Roxanne Adams thanked all the volunteers and Board members who have helped out this past year. She encouraged more Homeowner's to take an interest in the Board. If you have any changes to telephone numbers or email addresses please inform Roxanne, to keep our directory updated.

Treasurer's Report: Roxanne thanked Bill for his help with the budget and spread sheets. The final budget was passed out, there were a couple of changes to the one that was mailed out in March.

The budget was explained. A new line item of \$2,000.00 has been set aside in our road paving fund for future capital improvement. That separate savings account has a balance of \$54,516.77----which includes the \$17,500.00 we put in this past fiscal year for our roads. Our checking account balance is \$50,368.29.

This is the first time in almost 20 years that we have had all but one Homeowner paid up and current on their dues!!! There were 3 lots on Tree Top Court that have had liens and not paid their dues for years, now since they have been sold we are all current. We actually received \$2,758.38 extra this year in back liens and late fees!!!

One lien was placed for the fiscal year, Lot 82, John and Melissa Diehr.

To date we have received dues paid in full from 19 Homeowners and 2 partial payments. To avoid late fees, your dues are due by June 30, 2015.

The last years expense sheet was approved, motion made by Hugh Adams, seconded by Jerry Grohowski, with no opposition. The final budget was approved by Mark Wohlfeil, seconded by Larry Novak, with no opposition.

Architectural: Bill Lanam, as the chair of this committee, has been in contact with the new owner, Chestnut Builders, of Lots 10, 11 and 12, on Tree Top Court. Final plans specific to these lot elevations should be submitted to WPCA for final approval in a couple of weeks.

Compliance: Dan reminded everyone that any construction.....porches, decks, etc....need to be submitted to the Board. Paint colors need to be consistent with all the other homes in our sub. Boats, RV's, trailers are not allowed in driveways for any longer than 14 days. Please check the By-Laws on the web site if you have any questions. If you have a complaint or concern, contact a Board member.

Maintenance: John is now the maintenance chair and any concerns should be directed to him. John also posts the minutes and notices on our Web page. Joe Bloom mentioned the hole in the road, along the curb edge on Whispering Pines Drive. We are contacting Fairways of Whispering Pines to bring this to their attention, as this is their responsibility.

Fairways of Whispering Pines: In November 2014, our Board was finally able to meet with four of the five Board members from Fairways of Whispering Pines. It was a very productive meeting and Roxanne thanked the Board for letting her peruse this gathering. Our Board was able to clarify the truth on a couple of issues and they were surprised and appreciated being updated on the facts.

We look forward to joining with them for socializing and working in a much better relationship. This meeting has taken years to put together and Roxanne thanks both of the Boards.

Three Homeowner's have volunteered to come on the Board. They are Mark Wohlfeil, Jason Mc Sherry and Gino Conedera. We welcome them!!!!

Questions and Concerns from Homeowner's:

Street sweeping will probably be done in the spring, not the fall.

With the removal of the speed bumps on Whispering Pines Drive, we ask that you please watch your speed. We will possibly be asking Hamburg Township Police to put the electronic speed sign on Whispering Pines Drive this spring. This does seem to help. If you have a golf cart, ATV, please be cautious of your young children driving and riding on these vehicles. Parents: please watch what your children are doing!!! Homeowner's are asked to stop them if possible or if need be, call the police.

Check the web page for dates and information regarding Board meetings. Homeowner's are welcome at the Board meeting. If you have questions or concerns please contact a Board member.

