

Whispering Pines Condominium Association
2010 ANNUAL MEETING MINUTES
www.whisperingpinesofpinckney.com

Our Annual Meeting was held at the Whispering Pines Club House on April 28, 2010. The meeting began at 6:30 PM with socializing.

Thirty-seven homeowners were represented, seven by Proxy. This exceeds the 30% representation required by our By-Laws. George Lutz, President, moderated the introduction of all homeowners present at this meeting. It was nice to see and meet several new homeowners.

Opening Remarks

President, George Lutz, opened the meeting by welcoming all those in attendance.

Security Issues

Broadview Security Consultant, Angelo Balone, was introduced and spoke about safety issues regarding our homes and vehicles. Many good suggestions were made and Angelo answered several questions from the homeowners.

We then introduced Hamburg Township Police Sergeant James Sanderson and Officer Mike Suzba who also emphasized safety and security issues. Sgt. Sanderson told us the Hamburg Township Police Department is working with the Livingston County Sheriff and the Michigan State Police to make our homes and sub safer. He stressed to be good neighbors and watch what is going on in the neighborhood and report unusual activity. Keeping porch and outside garage lights on also helps. Keep vehicles in the driveway locked and valuables out of sight.

Travis Hamm asked what could be done about the cars that travel too fast and running the stop sign at the intersection of Whispering Pines Drive and Rolling Greens Drive. Sgt. Sanderson said our Association has already given the police authority to enforce these violations (required for privately owned roads such as ours). And he said our stop signs meet the Township requirements for size and height. However, due to manpower issues, there is little time for the police to sit and wait for violators. If we desired, we can request to have the speed trailer brought out to remind people to maintain a safe speed of 25 MPH. The Board will look into doing this.

Secretary's Report

Roxanne Adams was asked to present the minutes from the 2009 Annual Meeting. Roxanne read the report. A motion was made by George Lutz and seconded by Joe Bloom to accept the minutes as read and presented.

Board Elections

Dan Gee thanked George Lutz for his years of service on the Board. Dan Gee was re-elected and Mitch Salem volunteered to come back on the Board again. Approval of all homeowners present was given, with no one against. Board members are: Roxanne Adams, Ed Freeman, Dan Gee, John Ross and Mitch Salem. Our By-Laws state we must have 5 (five) Board members, but they do not need to be officers. The President must be a Board member. John Ross mentioned all Board meetings are open to any homeowner and we encourage participation. All minutes from the Board meetings are posted on our web page at www.whisperingpinesofpinckney.com.

Treasurer's Report

George Lutz presented and explained the budget, which is included with these minutes. An audit is currently being completed by an independent accountant, Julie Lepper. A report will be presented at the next Board meeting. Liens have been placed on 8 (eight) properties for the fiscal year ending 3/31/10: Lot 2—Rex & Barbara Thompson, Lot 10—Mattic Construction Inc., Lot 11—J & T Investors LLC, Lot 12—Doyle Reed, Lot 35—Paul & Barbara Ryes, Lot 50—Steven Murillo, Lot 62—Ethan & Donna Dean, and Lot 74—Rocky & Cynthia Beydoun. Six of these eight homes are in arrears from 2009.

Road Paving

George Lutz explained the “reserves” portion of the budget and why the decision was made by the Board to have the roads paved this year. The contract was awarded to Action Asphalt with a base cost of \$195,000 and up to an additional cost of \$30,000 for portions of the road requiring major repair (to be determined by an outside consultant prior to initiating the project). The work will start mid-June and finish up mid-July. Curb replacements will be marked, so we are asking homeowners to check for sprinkler heads that may need to have special attention.

Roxanne Adams, Chairwoman of the Road Paving Committee thanked her members, who are: Ed Freeman, John Ross and Deib Mougrabi. Special Thanks to Deib!! This Board and previous Boards have worked hard on this issue, and we feel we have made the right decision by waiting and doing the work now.

Joe Bloom questioned the quotes, from whom and what the dollar amounts were. Roxanne Adams read the bullet points of the bids and gave the dollar amounts. It was also explained that we then asked again for re-quotes and those were presented. Dan Gee answered another question from Joe regarding the process of obtaining quotes and pricing from previous years compared to what we are planning to do this year.

Kristine Kerns made a motion, seconded by Travis Hamm, to appoint Joe Bloom to the Road Paving Committee. All in attendance voted in acceptance, with no one against. The Committee will work with the consultant to be sure we identify the seriously damaged sections and receive the service from Action Asphalt we expect and deserve.

Maintenance Report

Dan Gee stated that our contract with Jimmie's expires in November. Dan asked if anyone had lawn damage over the winter but no one said they did. Dan wants to consider using road salt next year only when he or another designated person calls for it to be applied. This will be included in the quoting process next fall.

Dan also asked for homeowners to watch for any signs of soil erosion around any curb edge or sewers/man hole covers. Notify Dan if you notice any.

Mark Redies questioned if anything can be done with the tree that was hit by lightning on Lot 11. This is a Lot that is in foreclosure and that we have a lien against. The Board will review this issue.

During the re-paving, the speed bumps will be replaced where they now exist. Travis Hamm requested we look into placing speed bumps at the main intersection of Whispering Pines Drive and Rolling Greens Drive. The Board will review this issue.

Kristine Kerns and Sandra Hockey requested speed bumps also be placed near the South end of Rolling Greens Drive. The Board will review this issue.

Kristine Kerns also wondered if any lighting could be installed at the cul-de-sac at the South end of Rolling Greens Drive. The Board will review this issue.

Directory

A new directory is being compiled. Our By-Laws state we need phone numbers for every home/lot owner. The homeowner can request that this not be published, but the Board needs one on file. A suggestion was made that this be put on our web site, but then it becomes public information. The Board will be looking into ways to get this information to the homeowners who want it via computer. Please give any changes or new information to Roxanne Adams.

Mosquito Control

This service begins in May. Call Lori at Eradico, 517-351-6085 and be sure and tell them you live in Whispering Pines in Pinckney. Our cost went from \$180.00 to \$165.00 this year because of new participation. Our cost will go lower next year, if we get more homeowners to sign up. This service does work, they spray eight times for the \$165.

Open Discussion

We encourage you to become active in your Association. Any homeowner is welcome to attend our meetings with any questions or concerns.

Todd Ohmer wonders if the \$400.00 a year annual dues could be scaled back, now that the money has been saved for the roads, and the re-paving will be starting soon. Reserves would still accumulate on the lesser amount of dues. The Board will review this request.

Travis Hamm made a motion, seconded by Hugh Adams at 8:45 PM to adjourn the 2010 Annual Homeowners Meeting.

Respectfully Submitted,

Roxanne Adams, Secretary
734-878-2409