

WHISPERING PINES CONDOMINIUM ASSOCIATION
2011 ANNUAL MEETING MINUTES
www.whisperingpinesofpinckney.com

Our Annual Meeting was held at the Whispering Pines Club House on April 19, 2011. The meeting began at 6:30 PM with socializing.

The meeting was opened by WPCA President, Roxanne Adams. Thirty home owners were represented, seven by Proxy and one not voting. This exceeds the 30% representation required by our By-Laws. Dean Sanderson objected to their being a legal quorum and it was so noted. Roxanne introduced Board members, Ed Freeman, Dan Gee and John Ross. Absent was George Lutz, former President and Board member. Roxanne thanked these Board members. Kris Kerns was introduced and thanked for working on the finalized budget—voted on and approved by the Board—and presented to the Homeowners tonight. We recognized two residents who have passed away in the past few months: Dorothy Hallstrom and Linda Swift. It was nice to see a couple of new homeowners that were in attendance. We encourage Homeowners to try to attend this important meeting—usually held only once a year!!

Whispering Pines Golf Club's new General Manager, Derek Howe, was introduced. He explained that the whole bottom level has been re-done, moving the pro shop and building a new bar area. In May a Cinco de Mayo night will be held. No decisions have been made yet regarding deck nights. Derek will keep us posted. Thank you to Chef Pete for the hors d'oeuvres table, so tasty and nicely displayed.

Officer Megan Paul of the Hamburg Township Police Department was introduced and again addressed the securing of your property. Unfortunately they are seeing a rise in crime. Keep your vehicles locked and valuables out of site. The traffic speed on Whispering Pines Drive was addressed. All residents feel that the speed bumps have served their purpose by slowing cars down, and because this is a major intersection, with the school bus service at this point, we are still closely monitoring this situation.

Lori from Eradico explained the mosquito spraying program which includes 8 treatments starting with one in May and going through Sept. Our cost this year is \$189.00. The

more homeowners who sign up this year helps to lower our cost for next year. Call Eradico at 517-351-6085, be sure to mention you live in Whispering Pines in Pinckney.

Secretary's Report

Roxanne read the minutes from the 2010 Annual Meeting. They were voted on as read and ratified with no objections.

Board Elections

Ed Freeman explained the three (3) positions open were to replace Ed Freeman, George Lutz and Mitch Salem. John Ross and Roxanne Adams, both incumbents, were re-elected. Kris Kerns was elected to replace Mitch Salem's position which was vacated. Travis Hamm was elected to the Board, replacing outgoing Ed Freeman. George Lutz stepped down as Treasurer (a position appointed by the Board). Travis will be replacing Ed Freeman as Compliance Chairman and Kristine will be our new Treasurer. Voting members of the Board will be: Roxanne Adams, John Ross, Dan Gee, Kris Kerns and Travis Hamm. Next year Kris Kerns and Dan Gee will be up for re-election. We thank Kris and Travis for volunteering and welcome them. Ed Freeman verified that the votes were all counted and legal. Thank you was also given to Cheri Freeman who worked at the check in table.

Treasurer's Report

Roxanne reported 21 Homeowner's have paid their dues. There will be liens placed on 5 lots for non payment of 2010 dues. These lots are: Lot 2—Rex & Barbara Thompson, Lot 10—Mattic Construction, Lot 12—Doyle Reed, Lot 6—Steve Murillo, and Lot 83—John & Melissa Diehr. Lot 62—Ethan & Donna Dean are in foreclosure. Recent information has revealed that Lot 11, was sold at a State of Michigan Tax Sale, for back taxes due. No bids were placed at the first minimum bid auction, but at the second auction where no bids were required this lot sold for \$50.00. Because this was sold at a tax sale—WPCA lost all money in the liens we had against this property.

The budget for our fiscal year April 1, 2011 to March 31, 2012 was explained and presented.

In an ongoing effort to watch what expenses we have, the minutes from any and all Board meetings, as always, will be posted on our web site and sent through e-mail. We will label all e-mails that this is coming from WPCA and will also be used for any urgent messages we need to get to our Homeowner's. If you need a hard copy of the minutes mailed to you, please call Roxanne, otherwise the mailing will be very limited.

Road Paving

Ed Freeman gave a detailed report on the process taken, which he has documented with notes, pictures and measurements. There were also Board members present at curb edge, as needed, through out this process. The Road Paving Committee decided what the problem was, changed how we had to mill the roads, made changes different than in the contract, and voted (with out Dan Gee present or voting), and approved to proceed to continue the work the best way, with what the road conditions were. Andy Eckman asked if these decisions were voted on and documented and we assured him they were. Jon Janda also pointed out we had no control or recourse toward the original developer or the Road Commission for approving the way the roads were originally installed. The base was good but it was discovered the asphalt ranged in thicknesses of one to three inches through out all the roads.

Action Asphalt has agreed to install a speed bump at the south end of Rolling Greens Drive at no cost to WPCA. Ron Mertz and Dean Sanderson questioned the reflective cracking on Tree Top Court. Dean Sanderson did not think that Tree Top Court received the same specifications as the main subdivision did. Ed Freeman explained, again, the process taken, and the condition of the roads. Dean Sanderson was told he could file a complaint regarding the reflective cracking. NO company can guarantee against reflective cracking and we have full confidence our roads will last many years.

In June the cracks will be filled, the speed bumps and white stop bars will be repainted.

Thank you again to the Road Committee, Roxanne, George Lutz, Ed Freeman, John Ross, Travis Hamm, Deib Mougrabi, and Dan Gee of Action Asphalt.

After much floor discussion, Sandy Hockey suggested that some of these questions, concerns and issues should be addressed in a complaint form (see Amendment #9), or at a regular Board meeting, rather than having the floor at the annual Homeowner's meeting.

Maintenance

Dan Gee reported on the work done last year on the Whispering Pines Drive pond. Timers and locks will be placed on the controls for both ponds once the fountains are installed. Dan Gee thanked Larry Novak and Randy Ruff for helping over the years.

The hours of operation of the fountains will be closely monitored—as this is a big budget item and it continues to increase each year. These are both retention ponds and we have no control over the rain and snow, but also have to be always watching for any possible property damage to the Homeowner's whose property includes the pond edge. Water levels will be watched carefully. The ponds are now under the Maintenance Chairman—Dan Gee.

Dan felt we did save money on the road salting this year- by only doing specific areas. If any one had any damage done by snow plowing, please contact Dan Gee, as soon as possible. The Board was pleased with the service we got from 3-D this season.

All curb replacements are looking good with no erosion evident. The lighting of the streets is all working good. Our street signs were repaired and repainted in the late fall. Thanks to Hebe and George Lutz and Ed Freeman. Ed and George also installed the new gazebo lights.

Building of a small storage shed was discussed with suggestions from several Homeowner's. They included asking the golf club about possible space for us to use, building a storage area at the gazebo or behind the brick walls at the main entrance. The Board will review these options.

Compliance

Dan, Ed and Roxanne explained the process to file a compliance issue. Again, please refer to Amendment Nine on our web site.

Fairways of Whispering Pines

The WPCA Board is unfortunately at a stand still with Fairways of Whispering Pines regarding the speed bumps we installed on Whispering Pines Drive. We stand by our decision to install these because of the safety issues.

The WPCA Board continues to try to come to an agreement but they are standing by their decision to request us to "remove the speed bumps and then we will talk". They have indicated that they will be taking us to arbitration per our Road Maintenance Agreement (RMA). We also feel there are a couple of issues of the RMA that they are not in compliance with, one being the maintenance of the main entrance. There are also a couple of dead trees at this entrance. Dean Sanderson wants legal representation if this goes to arbitration. The WPCA Board has documentation to back up our concerns, and are certainly concerned about what the legal costs would be. Homeowners will be kept informed as this moves forward.

Open Discussion

A newly formed Main Entrance Committee will be Kris Kerns and Carrie Price who will look into what plants we can put in there that will thrive without irrigation.

A clean up day is scheduled for Sunday, May 22, 2011 at 2 PM. Mulching will be done at the Rolling Greens Drive cul de sac, Mulligan and Tree Top Court entrances. Dan Gee will donate the usage of leaf blowers that day. Volunteers are needed, meet at the main entrance and bring your work gloves.

A block party committee of volunteers is Kris Kerns, Carrie Price, Kris Eckman and Shelly Moore-Clark. They feel a Saturday in August will be best. Watch for details.

Directory

All present were asked to verify and/or correct current information. If you have any changed or additions, please contact Roxanne.

Compliance Complaints Filed

Dean Sanderson gave Roxanne two complaints he has filed against Lot 31 and one against Lot 98. These will be addressed in a timely manner at a special meeting called by the President, Roxanne Adams.

Homeowner's were thanked for attending. We really need more interest and attendance at these annual meetings.

Again as a reminder, any Homeowner with interest or concerns are welcome to attend our Board meetings.

Motion was made by Travis Hamm and seconded by Joe Bloom to adjourn the 2011 Annual Homeowner's Meeting at 9 PM.

Respectfully Submitted,

Roxanne Adams
President

Your Board Members are:

President, Roxanne Adams	734-878-2409	Acting Secretary, Social
Vice-President, Dan Gee	517-861-6742	Maintenance Chairman
Treasurer, Kris Kerns	313-300-2058	
Travis Hamm	810-299-1201	Compliance Chairman
John Ross	734-878-9913	Maintenance Committee

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