

WHISPERING PINES CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER'S MEETING APRIL 18, 2012

Our Annual Meeting was held at the Whispering Pines Club House on April 18, 2012. The meeting began at 6:30 P.M. with socializing.

The meeting was opened by President, Roxanne Adams. Twenty homes were represented (29 Homeowners present) and we had fourteen proxy votes. This exceeded the 30% representations required by our By-Laws. Roxanne introduced Board members, Dan Gee, Kris Kerns and John Ross and thanked them for their hours and time spent this year. We also gave special recognition to Wendell Stowell, a homeowner who passed away and acknowledge his help with the retention ponds. Special Thanks to those who attended!! This is a very important meeting and it would be nice to see more Homeowner's support the Board for all their work!!

Hamburg Township Deputy Chief Darius Nisenbaum was introduced. He reminded Homeowners to keep cars/vehicles locked and valuables not in plain sight. WPCA had requested the traffic speed cart and it was on Whispering Pines Drive for a couple of days last week. The intersection at Whispering Pines Drive and Rolling Greens Drive continues to be a safety concern for our residents. A non-licensed car parked in one yard was also questioned.

Mosquito Program: Last years provider was Eradico. Their price this year to us is \$189.00. Their telephone number is 517-351-6075. A new provider this year, Outdoor Armour LLC, is offering the same amount (8) of applications for \$125.00. Sign up and pay in full by May 4, 2012 and you will received a free exterior applications to your home. This would control

bees, wasps, spiders, box elder bugs, etc.) Robert answered questions from Homeowners. He can be reached at 527-202-7434 or www.outdoorarmourllc.com.

Derek Howe, General Manager of Whispering Pines Golf Club was introduced. On May 16, 2012 they will be starting a Wednesday night Trivia Night. Friday June 1st starts their Wine and Dine---nine holes of golf and a plated dinner. A Mother's day brunch is scheduled for May 13th. Information is available on their web page: www.whisperingpinesgolfclub.com

The 2011-2012 Meeting Minutes were accepted and ratified as presented via US mail, email and posted on the web page. Dan Gee made a nomination that all the minutes be accepted as published, all Homeowner's approved, there were none opposed.

Dan Gee, Vice President, announced we had the needed number and proxy votes to have a legal meeting. All Homeowner's accepted the results, none were opposed. A new volunteer Homeowner, Kevin Allard, has volunteered to join our Board and we welcome him. Thank you Kevin!!

Treasurer's Report

Kris Kerns explained last year's budget, line by line and also went into line by line detail for this current year. We have received 20 dues payments at this point. Seven Homeowner's are delinquent and eligible to have liens placed on them. They are: Lot #2—Rex and Barbara Thompson, Lot #10—Mattic Construction, Lot #11-- Sharkman Properties, Lot #12—Doyle Reed, Lot #50—Steve Murillo, Lot #76—Michael Walsh, Lot #62—Ethan Dean.

There has been a noticeable drop in our expenses with the emailing of our minutes. Dan Gee made a motion to accept last years ending figures and to accept this year's proposed budget. All Homeowner's were in favor and none were opposed.

Roxanne thanked Kris for her work as Treasurer and for the emailing each month.

Secretary's Report

Roxanne acknowledged and gave special Thank You's to:

Dan Gee for tremendous amount of hours working with her on several issues.

Ed Freeman and George Lutz for cutting down fallen trees and their work on the pond, also Larry Novak for pond work.

Tom Kanka for putting up Christmas lights at the Mulligan Drive entrance.

Travis Hamm for his work on the Compliance committee.

Stig Halstrom for letting us hook up our hoses and use his water at the main entrance for watering the plants.

John Ross for putting the meeting sign out, tree cutting, the web site and for helping Dan on the Maintenance committee.

Joni Ross for helping with the sign in at the annual meeting.

Roxanne gave a detailed report on the Mc Gregor Road retention pond and the problem we have there regarding the Pinckney Community Schools construction and improvements in the parking lot and new drive way entrance. This pond has been seriously impacted by the dirt and sand and debris caused by the run-off. Therefore, it has also impacted our sewers and drains. Thank you to several Homeowner's on the Whispering Pines Drive pond who have also supported us by attending the Pinckney Community Schools Board meeting. The WPCA Board will continue to address this serious issue and keep the Homeowner's posted.

The litigation regarding Fairways of Whispering Pines continues over the speed bumps on Whispering Pines Drive. WPCA did remove these speed bumps on March 16, 2012 during our unseasonably warm weather. Since they were removed, just a couple of weeks prior to our promise to remove them when the asphalt companies opened in the spring, Fairways of Whispering Pines filed another lawsuit against WPCA. The claim in this suit is that the speed bumps were not removed in a timely fashion and now they have tried to add that the two remaining speed bumps be removed also. (Update to court date of 4/19/2012: the Judge has asked that Attorney's write to Arbitrator to get a clear ruling on the wording in the Arbitration Award of November 10, 2011.)

Maintenance

Dan Gee reported he has spoken with Doug Graves from 3D who did the snow plowing/salting. If anyone had lawn damage, please contact Doug direct. Preen has been put down in the flower beds and he will be directing his attention in the next couple of weeks to the cul de sac at the end of Rolling Greens Drive. Pruning and mulching at the two smaller entrances will be done in the next two weeks. Reminder to Homeowner's WPCA residents get a discount when using 3D and Grasshopper's Gardens.

Reflecting cracking will be addressed in the next couple of weeks after the asphalt companies are open for the season.

With the repairs done last year on both retention ponds equipment, we are hoping for everything to be in working order when, the fountains are re-installed in a couple of weeks.

Dan thanked John Ross, Larry Novak, and Bill Mayer for their work on the ponds.

The Main Entrance Committee is working on gathering bids and plans for landscaping, mulch, plants and turret repair. Thanks to Carrie Price and Jan Shamraj for their work on this. Volunteers will be needed once this project gets underway. Possible work date is June 2nd. If interested in helping out, please contact a Board member.

Special Thanks to Peyton Kerns, who through Pathfinder School and the 8th grade community service program, cleared off all our drains at the curb edge and picked up trash etc all along McGregor Road, from Mulligan to beyond the pond two weeks ago. Thank You Peyton and Mom, Kris Kerns!

Compliance

Thanks to Travis Hamm who headed this committee, prior to him having to resign.

Just as a reminder, boats, campers, trailers etc are not allowed in yards and drive ways in accordance to our By-Laws. We are understanding in getting them ready for use and/or storage, but they need to be removed in a timely manner.

There are also a couple of homes who need serious yard maintenance. In accordance with the By-Laws, the Board does have the right to hire yard

maintenance done and charge the Homeowner and also charge fines for being non-compliant.

Barking dogs continue to be a issue. Be respectful of your neighbors.

The Board will be more actively enforcing non-compliant issues this year.

Social

The block party was a big success. Watch for information and a date for this year's party. Thanks to Carrie Price, Kris Kerns (and her two daughters), Kris Eckman, Sandy Hockey and Greg Johnson and Roxanne who worked on this event.

Directory

We continue to gather current information. It is necessary we have a telephone number for every Home/lot. Please let Roxanne know of any changes in your information.

Motion was made by Hugh Adams and seconded by Dan Gee to adjourn the 2012 Annual Homeowner's meeting at 9 PM.

Respectfully Submitted,

Roxanne Adams
President

Your Board Members are:

President, Roxanne Adams	734-878-2409
Vice President, Dan Gee	517-861-6742
Treasurer, Kris Kerns	313-300-2058
John Ross	734-878-9913
Kevin Allard	989-493-6444

www.whisperingpinesofpinckney.com