

Whispering Pines Condominium Association

August 17, 2010 Board Meeting

Meeting was called to order by President, Roxanne Adams. Those in attendance at the Adams's residence were: Dan Gee, George and Hebe Lutz, Ed Freeman, John Ross, Larry Novak. In the absence of Mitch Salem, the minutes were taken by Roxanne.

Treasurer's Report: George reported that 76 homeowners have paid in full, with payment arrangements being made by two homeowners. The CD's have all been cashed in. The balance of the checking account is \$ 10,415.12. The repairs on the fountain were approved for payment of \$635.99.

Compliance: Letters were sent out regarding the above ground pools. One has been taken down. Follow up will continue on the second one.

Maintenance: Dan Gee has worked hard getting price quotes from 4 different companies regarding our summer and winter services. A committee of Dan, Mitch Salem and Ed Freeman will be reviewing these bids and making a final recommendation to the Board.

In trying to keep our expenses in check Dan Gee and John Ross will look into pricing on repairing/replacing the pump on the well. Any repairs/replacement are on hold until further research can be done.

Thank you to George and Hebe Lutz who have been painting our street signs. Other repairs to the signs will continue to be made. We will need to include replacing the street signs in our future Capital Improvements.

Laser and elevation readings are still in the works to be done.

It has been noticed that there seems to be more pride in home ownership with yard maintenance and home repairs, painting etc. in the last month. Please make yourself familiar with our by-laws regarding boats, RV vehicles, trailers etc. in your yards and driveways. The by-laws can be reviewed on our website:

www.whisperingpinesofpinckney.com. We live in an awesome community!!

With the roads now being completed, the Road Paving Committee has been made inactive. Roxanne, Chairman, would like to thank, Ed Freeman, John Ross, Deib Mougrabi and Dan Gee for their diligent work.

Website: Mitch Salem is still working on our new website. We are all anxious to have this up and working in the next couple of weeks.

Social: Roxanne Adams reported that she had a positive meeting with two Board members of Fairways. This meeting has taken over 2 years to happen! As a result of checking on joint waste collection, Roxanne has gotten the price of WPCA's waste collection service by Duncan reduced by \$3.00 per quarter to--\$45.75 per quarter!! AND IF Fairway's sign up with Duncan also, our rate will go down another \$2.75 to \$42.00 per quarter. Duncan offers recycling which Fairway residents do not have now. WPCA's price reduction will be done automatically on their next billing cycle. Call Duncan (at 248-437-8600), if there are any discrepancies in your future bill.

Another topic of concern to the Fairway resident's were the speed bumps. When it was explained that we had to do something because of the safety of all of our residents and visitors, they were in agreement that safety is important. This intersection of Whispering Pines Drive and Rolling Greens Drive is also the bus stop and pick up point for the school buses. Hopefully everyone is getting used to them and being reminded to drive slower.

The next scheduled Board Meeting will be Tuesday, October 19, 2010. Location will be announced. All Board meetings are open to any homeowner, and we always appreciate your suggestions and concerns.

Board Members are:

Roxanne Adams, President, 734-878-2409 Social Committee
Dan Gee, Vice-President, 517-861-6742 Maintenance Committee
Ed Freeman, Compliance, 734-878-7007
George Lutz, Treasurer, 517-294-7787
Mitch Salem, Secretary, 734-954-9113 Website
Larry Novak, 734-954-0540 Pond Committee

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Respectfully Submitted,

Roxanne Adams
President