

WHISPERING PINES CONDOMINIUM ASSOCIATION

REGULAR BOARD MEETING AUGUST 17, 2011

The 7PM meeting was called to order by President, Roxanne Adams. Board members present were: Dan Gee, Kris Kerns and John Ross. Travis Hamm was absent. Homeowner Larry Novak was also present.

Treasurer's Report

Kris Kerns reported we have \$34,697.40 in our account. There have been 82 homeowners pay their annual dues, with 18 still owing. Additionally Kris had an outside insurer look at our insurance policy and it was deemed adequate for coverage and level of annual premiums paid. Therefore, no change would be made to insurer at this time.

Secretary's Report

Roxanne Adams reported there has been no word on the arbitration filed against us by Fairways of Whispering Pines. The two involved attorneys will be choosing an arbitrator to hear the case. Another letter will be sent to Fairways of Whispering Pines, as we have not had any response to our May 13, 2011 letter addressing our concerns with the missing street/stop signs.

We now have e mail addresses for all but 25 homeowners. If you received a hard copy of the minutes last month with a note, please respond. This will drastically cut down our annual printing and postage expenses.

Maintenance Report

Dan Gee, John Ross and Roxanne Adams have spent many hours in the last three weeks on the telephone and meeting with various people regarding the flooding issues on both the McGregor Road and Whispering Pines Drive retention ponds. Dan is working closely with PCA Civil Engineers, Dan Danosky Superintendent of Pinckney Schools, Livingston County Drain Commission, the contractor, the excavator, DNR, DEQ, Hamburg Township, and Derek Howe and the Weingartzs, owners of Golf Course. Issues of concern are the proper drainage flow from the school, into McGregor pond, into Whispering Pines Drive pond, and flowing into Hay Creek. Because of the severe overflow in the last three weeks we now have storm drain cleaning issues, street/curb edge cleaning, possible dredging of both ponds, extension of drainage pipes and possible electrical, well and property damage. It is also obvious that the capacity of the retention ponds has also been compromised. With so many different entities involved we must let Dan Gee continue to be our contact person! Larry Novak offered to contact the homeowners directly involved to encourage them to write down their concerns and/or suggestions for a proposed meeting with the above mentioned entities.

The Whispering Pines Drive pond fountain has been repaired and installed. The McGregor Road pond fountain has been repaired and still needs to be fine tuned before installation.

The speed bumps and white stop bars have been repainted. Dan will be spraying Roundup along curb edge to control the weeds.

Compliance

Please review our bylaws (available on our website) for homeowner's responsibility of house and yard maintenance. The Board does have the authority to hire outside maintenance companies at the expense of the individual homeowners if necessary. Grass should be mowed timely with grass clippings to be removed from the street. Please ensure that curb drains in front of your respective property remain clear of debris. Flower beds should be weeded, etc. Motor homes, boats and trailers are NOT to be stored in driveways for extended periods of time. Trash cans should be taken in after collection day. This is our beautiful neighborhood----take a few minutes of maintenance in your own yard to keep it this way!

Block Party

Our block party was attended by 37 adults and 27 kids. The Hamburg Township Police Department sent two officers and two cars out. Questions were answered and features of the police cars were explained. The Hamburg Township Fire Department sent out one fire truck and two firemen. They explained the features on the truck, turned their hoses on for all the kids (big and small!!) to enjoy on a 90 plus degree day and then took several on a fire truck ride through the sub. What fun!!! Thank you to both the Hamburg Township Police Department and the Hamburg Township Fire Department. Expenses for the block party were \$592.21, we collected \$320.00 and came in \$27.79 under budget allocation of \$300.00.

Special thanks to Greg Johnson, who provided fun music and entertainment, and the committee of Carrie Price, Kris Eckman, Kris Kerns and Roxanne Adams. A fun day of food, music, games and meeting new neighbors and visiting with others we haven't seen in a while.

Next scheduled Board meetings are September 21 and October 19, 2011. As always any homeowner is welcome to attend, or contact any Board member with concerns, questions or suggestions.

Your Board Members are:

President/Secretary	Roxanne Adams	734-878-2409
VP/Maintenance Chair	Dan Gee	517-861-6742
Maintenance & Web Page	John Ross	734-878-9913
Compliance	Travis Hamm	810-299-1201
Treasurer	Kris Kerns	313-300-2058

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P.O. Box 962, Pinckney, MI 48169

Respectfully Submitted,
Roxanne Adams