

WHISPERING PINES CONDOMINIUM
BOARD MEETING MINUTES, JANUARY 25, 2011

President, Roxanne Adams, at the home of John Ross, called the meeting to order. Members present were: George Lutz, Ed Freeman, Dan Gee and Hugh Adams. Mitch Salem was absent. Roxanne started the meeting by thanking the Board members for being involved and active homeowners and always being available when needed. George Lutz has submitted his resignation effective March 1st, but will get us through the planning of the budget for next year. George has been an active member of our Board and we owe him a huge “Thank You” !!

Treasurer’s Report—George Lutz

The balance in our checking account is \$11,573.54. There are 9 lots still in arrears. Another late notice will be sent February 18, with liens being placed April 1st, if not paid. At our current spending rate, we will be very close to exceeding our 2010/2011 Budget. The variances will be explained at the Annual Meeting in April.

The Board would like to reiterate to all residents the following regarding our on-going expenses.

1. Any non-budgeted expense over \$100.00 must be pre-approved by the Board.
2. Invoices for payment must be received within 30 days of completion of services, or no payment will be made by WPCA.
3. Invoices must be addressed to WPCA—not a homeowner.
4. Invoices must be mailed to our P. O. Box—not a homeowner address.

Secretary’s Report—Mitch Salem

No report given.

Maintenance—Dan Gee

Winter—salting and plowing. A couple of issues have easily been taken care of. We are pleased with our new provider. An extra salting was order for the roads (+\$100) on Jan. 18, 2011.

Ponds—Last year the ponds “flooded” and “ran dry”. These situations caused considerable angst to homeowners and Board members, with accusations of malfeasances occurring during both extreme conditions. Of course, the “root cause” of these problems is Mother Nature. To try to head off another “explosive season”, the Board voted 4-0 to turn over all maintenance of the two ponds to the WPCA Maintenance Chairman. The Maintenance Chairman will be responsible for:

1. Operation of the well pump for water replenishment.
2. Hours of fountain operation.
3. Any and all other pond issues.

Another pond issue is cost control. Dan will investigate repairing the existing fountain timers, and also give us pricing on replacing these timers, if necessary, with commercial grade timers.

Web Site—Mitch Salem

We are waiting to hear from Mitch on the status of our new Web Site. The Board hopes this will be up and running by March 1st.

Fairways of Whispering Pines

Hugh Adams was asked to represent WPCA in a meeting with Carl Anderson, representative for Fairways. Hugh reported that this was a cordial meeting. The Fairways of Whispering Pines Board is requesting that WPCA remove all four speed bumps on Whispering Pines Drive. WPCA will be responding to this request in a letter to them. The speed bumps were installed due to safety concerns at this busy intersection. It is a Pinckney Board of Education designated bus stop for residents on the north end of WPCA and for all of Fairways. Speeding through the intersection has been eliminated by the bumps and the WPCA Board is pleased by these good results. The Fairways Association believes the bumps are "punitive" to their residents and has indicated they may be using the dispute portion of our Road Maintenance Agreement (RMA) to have the bumps removed. Your Board will keep you apprised of this serious situation.

The main entrance is to be maintained by Fairways and the WPCA believes they are not living up to the Road Maintenance Agreement requirements. Both Associations are considering arbitration regarding these issues.

Roxanne reported there was an explosive device put into the mailbox at Becker's (lot 94) on December 19, 2010. As of today, no arrests have been made. Help make our sub safer, by watching out for your neighbors.

The Board would like to send their condolences to Stig Hallstrom, on the death of his wife, Dorothy, in November and also Erik Herzog on the death of his wife, Linda in January.

The Board would like to extend a welcome to new homeowner, Mark Kasabasic, Lot 74.

Thanks to George Lutz, John Ross, Ed Freeman and Roxanne for putting up our Christmas decorations. They will be removed as soon as it gets a little warmer.

There will be three (3) positions on the Board up for election at our annual Homeowner's meeting in April. We encourage you to consider becoming an active Board member.

Our next regular Board meeting is scheduled for March 1st, location to be announced. Our Board meetings are open to any homeowner and we encourage you to attend and bring forth any concerns, questions or suggestions.

Your WPCA Board Members are:

President, Roxanne Adams, 734-878-2409

Vice-President, Dan Gee 517-861-6742 Maintenance Chairman

Treasurer, George Lutz 517-294-7787

Secretary, Mitch Salem 734-954-9113 Web Site

Compliance, Ed Freeman 734-878-7007

Respectfully submitted,
Roxanne Adams,