

**WPCA BOARD MEETING MINUTES
MARCH 26, 2009**

The WPCA ANNUAL HOMEOWNER'S MEETING IS THURSDAY, APRIL 30, 2009. Socializing begins at 6:30 PM with the regular meeting starting at 7:00 PM. Mark your calendars and plan to attend.

The meeting was called to order by President George Lutz at the Lutz's residence. Those in attendance were: George Lutz, Dan Gee, Roxanne Adams, Mike Walsh, Ed Freeman, John Ross, Hebe Lutz and Dean Sanderson.

The Board received two letters from Dean and Mary Ann Sanderson, dated March 16, 2009, laying out a (1) complaint concerning a fine and a lien on his home and (2) his "intent" to initiate civil litigation against the Board. Mr. Sanderson was asked to attend the Board meeting to explain his position.

Dean Sanderson Complaints:

(1) Dean and Mary Ann Sanderson, Lot #9, felt their property was unfairly fined and a lien placed on their property improperly for the previous fiscal year (April 2007 through March 2008). Mr. Sanderson said he had not been given proper notification of the unpaid dues, and therefore, the lien against his property was not placed correctly.

Michael Walsh, the Treasurer during this period, took issue with this stating that he sent several letters to the Sanderson residence and even talked to Mary Ann (Dean's wife) two times about the unpaid assessment prior to placing the lien.

Since this issue has now become a question of one resident's word versus another, the Board agreed to settle the dispute by relieving the Sandersons from paying the fees and fines. A motion was made to accept this arrangement by Roxanne Adams and seconded by George Lutz. Mr. Sanderson paid the outstanding dues from last year, and the lien was discharged on March 27, 2009.

(2) Mr. Sanderson in his letter notified the Board of his "intent to initiate civil litigation to include, but not limited to; Violations of due process, Alienation of Title, Defamation and Slander." He requested copies, under the Freedom of Information Act, of literally all the Association documents and the names and address of every

Board and Committee Member since 2004. He stated that he could not close on a favorable rate mortgage loan because of the lien on his property. He said the cumulative effect was \$57/mo. or approximately \$20,000.00 over the 30 year loan period.

The Board told Mr. Sanderson that all Association documentation is available to all owners simply by contacting the Board (per Article XIII, Section 1, Records of our By-laws). However, providing copies of any/all documentation is not covered in our By-laws. The Board stated that they would follow the same rules as Hamburg Township regarding copies of past documents and charge \$0.25 per copy and the cost of the labor to run the copies. (Since all of us serving on the Board are volunteers, it would be difficult to determine the cost of our "labor", so the Board later in the meeting agreed that this would not be included in the cost of the copies.) Mr. Sanderson accused the Board of trying to "make money" on this process which would be a violation of our Association's Non-Profit status. The Board disagreed with him on this. For the record, our Association has six large storage boxes of paper documents and 149.66 megabytes of electronic documents representing thousands of pages that could potentially be requested by Mr. Sanderson, if he decides to go forward with the civil litigation.

Mr. Sanderson also said the Board had no legal authority to collect the 2007/2008 annual assessment. He believes the Annual Meeting for that year (April 2007) was invalid due to the lack of a quorum and therefore any budget approved at the meeting was also invalid. Mr. Sanderson was correct that the meeting lacked a quorum that year (and many previous years) but this did not invalidate the assessment requirement. (Per Article II, Section 2 (a) Budget)

Mr. Sanderson then indicated that he would drop his "intent to civil litigation", if the Board would consider constructing a walking/golf path between Tree Top Court and the main section of our residences (Fairway Drive or Rolling Greens Drive). Since this had already been discussed in past meetings (as far back as 13 years), the Board agreed to form a Committee to study this possibility. The Board requested that at least one person from Tree Tops be on the committee.

Both letters, in their entirety, have been entered into our record and are available to any resident by contacting George Lutz or Roxanne Adams.

Treasurer's Report:

George Lutz reported that 93 homeowners had completely paid their dues and one homeowner is on a delayed payment plan. The remaining 6 will be charged a late fee of \$25.00, and if payment is not received by March 31, 2009, an additional \$100.00 will be added and a lien will be placed on their homes/property. Those still unpaid are: Lot 10 Mattic Construction, Lot 11 J & T Investors, Lot 12 Doyle Reed, Lot 25 Sean Cummins (subsequently paid on 3/30/2009), Lot 50 Steve Murillo, Lot 69 Martin Wilds.

We have approximately \$200,000.00 in CD savings and \$6,000.00 in the checking account. The numbers are approximate because our financial records are with the accountant for our annual audit.

Discussion followed on the proposed 2009-2010 budget. This will be reviewed at our annual meeting. But please note that the homeowners do not vote on the budget, it is set by the Board (per article II, Section 2 (a), determination of budget). The primary responsibility of the homeowners is to select the members of the Board at the Annual Meeting and provide feedback to the Board regarding Association issues.

Compliance:

Final re-write of the Covenants will be presented at the annual Homeowners meeting on April 30, 2009. Comments and discussion will be taken at the meeting before final revisions are made.

Board Positions:

Three Board position will be open in April. The election will take place at the annual Homeowners meeting, scheduled for April 30. If you are interested in serving on the Board, please contact Roxanne Adams (734-878-2409), so your name can be added to the ballot. Remember this is your association and we need volunteers to step forward.

Management Company:

The Board is contacting several management companies for pricing and contract information. This will be presented at the Homeowners meeting. Please be aware if this action is taken, the homeowners dues will be increased. Discussion on this topic will be included at the Annual Meeting.

Rental Property:

As a reminder if you are a homeowner renting your property, you must provide the Board with certain information as required by our By-Laws, including the renter's name and contact information. Please call Roxanne if you are contemplating renting your home or are presently renting it and have not provided this information.

Safety Issues:

Board members received several calls last week regarding some serious issues. Most importantly, our stop signs need to be taken seriously!!! There have been 2 close calls at Whispering Pines Drive and Rolling Greens Drive. If you have young drivers in your home—please-remind them how serious this is. Please, everyone, obey these signs!! Two vehicles seen running the stop sign are a silver Ford Mustang and a white Chrysler 300. If you know who owns these vehicles, please ask them to obey our road signs.

If you are a dog owner—please—contain your dog (dogs) in your yard and make sure they are secure there. We have had several instances of dogs “escaping” their invisible fence enclosure. This can become a problem for neighbors in the area and of course a danger for the dogs themselves because of the vehicular traffic.

There also is a serious issue with barking dogs. Owners need to be respectful of your neighbors peace and quiet. We all want to enjoy the outdoors now that the weather is improving, and loud dogs can ruin a perfectly good day raking leaves!

Improvements:

The Board re-opened discussion on connecting Tree Top to the rest of the development via a pedestrian bridge. A committee consisting of George Lutz, Roxanne Adams and at least one Tree Top homeowner will be formed. Any volunteers from Tree Top, please call Roxanne. This has been an issue since the development was formed. We will look into ways to “connect us” so that we feel more like a close knit neighborhood.

The Board asked Roxanne to approach both the Fairways Condominium Association and the new Golf Club owners concerning the lighting at the Whispering Pines entrance. As you know, this is a very controversial subject since the Fairways folks are responsible for the maintenance of this entrance and the Golf Club people are responsible for the signage and lighting. And of course, our Association owns the property at the entrance. We would like to share three ways the cost of lighting at this entrance, possibly that matches the light poles at Mulligan Drive and Tree Top Court. This will deter vandals who now continually break the ground-level lights. This additional lighting may also cut down on the racing cars at the intersection and provide added safety for the children waiting for the school bus. A further deterrent to be considered with our “partners” will be speed bumps close to the intersection. We know this is a nuisance and inconvenience to those of us who do stop at the intersection, but it is a small price to pay to minimize the possibility of an accident.

Maintenance:

Dan Gee has spoken with Jimmie’s regarding some issues with the snow plowing. Jimmie has been notified that his performance must improve if he expects to retain our contract.

One neighbor asked us to consider neighborhood-wide leaf pick-ups. The cost would not be borne by the Association, but rather by the individual homeowners using the common service. The Board will look into this and report back to you.

Ponds:

Jan Novak will be meeting with the 12 homeowners who live around the pond to discuss the operation of the well pump through the summer. This is always a balance between enough water to be esthetically pleasing and too much that compounds potential flooding during large storms.

While discussing next year’s budget, a request was made to reduce the electrical expense faced by the Association. It is felt that the two pond fountains are major contributors to this expense. George Lutz will look at the electrical bills and figure out a way to minimize this expense.

Another resident was concerned that the Mc Gregor Pond was growing larger and encroaching on the properties around the pond. A couple of residents will watch this and report back to George Lutz.

Directory:

Please send any additions or corrections to our neighborhood directory to Roxanne at 734-878-2409. We MUST have a current telephone number for every lot!! We will be verifying these in the next couple of days.

Mosquito Spraying:

Eradico did not raise our cost this year for the eight (8) applications. The cost is \$180.00 and must be paid by May 10, 2009. Applications start with one in May, two in June, July, August and one in September. If we can get more homeowners to participate, we could possibly lower our cost for next year. If you want to know more about this, call Roxanne or George. They were very pleased with the results last year. For the service, call Eradico at 888-479-5900—mention Whispering Pines Subdivision program.

The next scheduled Board meeting is Thursday, April 9, 2009 at 7 PM at Ed Freeman's home. All homeowners are welcome to attend with any questions or concerns. Your Board members are:

George Lutz, President and Treasurer, 517-294-7787

Roxanne Adams, Secretary, 734-878-2409

Dan Gee, Maintenance, 734-878-4230

Ed Freeman, 734-878-7007

Mike Walsh, 248-561-0513

Web Site: www.whisperingpinesofpinckney.com

Golf Club Web Site: www.whisperingpinesgc.com

Respectfully Submitted,

Roxanne Adams,
Secretary

REMINDER: ANNUAL HOMEOWNERS MEETING IS APRIL 30, 2009