

WHISPERING PINES CONDOMINIUM ASSOCIATION  
MARCH 21, 2012 REGULAR BOARD MEETING

The regular board meeting was called to order by President, Roxanne Adams. Present were: Kris Kerns, John Ross and Dan Gee.

Treasurer's report: Kris Kerns reported as of March 20, 2012 our checking account balance is \$24,443.28. Seven (7) homeowner's/lot remain unpaid. After much discussion it was decided to increase the annual homeowner's dues to \$450.00 per year. However, for this year, a \$50.00 discount will be offered to all homeowner's paying their dues IN FULL, by June 30, 2012. Any payments received after June 30, 2012 will forfeit the \$50.00 discount and will be subject to a \$25.00 late fee, for a total due of \$475.00. All Board members were in favor with no oppositions.

The enclosed budget was presented and after some minor changes was approved. All Board members were in favor with no oppositions. Kris will be opening an account to be held for future road paving and future improvements according to our by-laws. All previous CD's and accounts were used and closed in the re-paving of our roads.

The Board has strived to keep the costs of our dues as reasonable as possible through the years. The last increase was in 2001 when it went from \$350.00 to \$400.00.

Thank you Kris, you have done a terrific job on making our financial sheet easier to keep track of and understand!!

Secretary's report: Roxanne is doing some price checking for the seasonal mosquito spraying and will have those figures and a recommendation at the annual meeting.

The high water level resolution of the Mc Gregor Road retention pond is still being worked on. Dan Gee made another presentation at the Pinckney School Board meeting on March 15, 2012. Thanks to Dan, Roxanne, John and Joni Ross, Randy Ruff and Bill Mayer who were also there to support WPCA's issue. Dan has also been in contact with Ken Recker, from the Livingston County Drain Commission office, who continues to work with us. Thank you Dan for all you have done!!

Maintenance: After meeting with our Attorney, and with the unusual weather conditions, the Board, in accordance to our Arbitration decision, ordered the removal of the two (2) speed bumps on Whispering Pines Drive. Action Asphalt was contracted and removal was done on March 16, 2012. Fairways of Whispering Pines still is arguing and demanding that the remaining speed bumps on Whispering Pines Drive, be removed immediately also. This issue is still not settled.

There are several homeowner's who are not in compliance with the by-laws. Campers, trailers, snowmobiles, etc are not allowed in drive ways or yards. Please, out of respect to yourselves and your neighbor's start your yard clean ups!!! Also remember to clean along the curb edges, and make sure the drains are not blocked with debris. The Board does have the right to fine homeowner's not in compliance.

Please watch how fast you are driving. Walkers and bikers are on our streets so please be careful!!

**ANNUAL HOMEOWNER' S MEETING  
APRIL 18, 2012**

**SOCIALIZING 6:30 PM MEETING AT 7:00 PM**

Enclosed is your Proxy vote. Please sign and bring to the meeting with you. If unable to attend, please sign and return to:

WPCA, P.O. Box 962, Pinckney, MI 48179.

This is extremely important, because if we do not have a quorum of homeowner's present we cannot legally conduct our annual meeting.

We still need someone to volunteer to become a Board member. If interested please contact Roxanne Adams.

Your Board Members are:

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

[www.whisperingpinesofpinckney.com](http://www.whisperingpinesofpinckney.com)

P.O. Box 962, Pinckney, MI 48169

I would personally like to say “Thank You”, to Dan Gee, Kris Kerns, and John Ross for volunteering to be on the Board. We have had several big issues over the last year and I cannot tell you how much I appreciate your help, your time and your support. Thank You!!

Respectfully Submitted,

Roxanne Adams

**HOMEOWNER’S MEETING---APRIL 18, 2012---7:00 PM**

