

**ANNUAL HOMEOWNER'S MEETING
TUESDAY, APRIL 23, 2013
SOCIALIZING AT 6:30 P.M.....MEETING STARTS AT 7:00 P.M.**

Whispering Pines Condominium Association
Regular Board Meeting March 12, 2013

The meeting was called to order by President, Roxanne Adams. Present were Board members Kris Kerns, Kevin Allard, Dan Gee, John Ross and homeowner Hugh Adams.

Treasurer

Kris Kerns reported that there is \$42,696.85 in our bank account. Six lots still remain unpaid. Several of these lots are 3-4 years in arrears, they have liens on the property, but when these go into foreclosures, the money owed to us is lost. Lots #10, #11 and #12 (all on Tree Top Court) fall in this category. Lot # 62 Ethan Dean, has recently been foreclosed and we are billing \$1,997.00 to bring current. Lot #76, Michael Walsh, has recently been foreclosed and we are billing \$866.70 to bring current. Lot #50, Steve Murillo is in foreclosure and owes \$525.00. Lot #83, John and Melissa Diehr owe \$1,525.00 as of today.

Secretary

Roxanne Adams reported that we have finally settled our Attorney bill regarding the lawsuit filed against us by Fairways of Whispering Pines regarding the speed bumps. The Board thanks Dan Gee who has worked so hard on this issue with the owing invoice. This Attorney has been dismissed by our Board.

We will be having our Election of Officers at our Annual Meeting. At least one new Board member is needed. If you are interested, please contact me.

Maintenance

Dan Gee has been in contact with 3-D regarding our winter and summer maintenance in the common areas. He has also made 3-D aware of a couple of complaints from Home

Owner's regarding snow plow damage this season. These will be repaired as soon as the weather permits. Thanks Dan for working on these issues and on our contract renewal.

Landscaping Committee

Carrie Price and Jan Shamraj have presented the Board another proposal in regards to the main entrance and the side entrances.

Thank You ladies, for your hard work!

The Board is in the works to set up a meeting with Fairways of Whispering Pines in hopes of proceeding with the much needed work on the main entrance.

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This years meeting is very important and we encourage (especially the new Home Owner's) attendance!

In this mailing you will find the budget figures for 2012/2013 and 2013/2014. Please note that we have recovered some additional funds, which brings our future road replacement reserve in check where they should be. Since 1995, when our annual dues were \$300.00, we have only had increases in 2000 to \$350.00, in 2005 to \$400.00. Last year we offered a \$50.00 discount if paid early. However, this year your dues will be \$500.00 to make a new line item for Future Capital Improvement. The Board is working hard to bring our subdivision back to a prime one!!

We recognize that this is an increased cost to each family but feel this is needed to keep our subdivision looking its best.

Our Compliance Committee will also be working to help get Home Owners on board with maintaining their yards and homes better. If this means hiring the work done and putting liens on the property, we will be doing this.

Proxy Votes

Included in this mailing is your Proxy vote. If you know you are unable to attend this very important Home Owner's meeting, please be sure you sign and return this Proxy Vote before April 22, 2013. Either mail to the P. O. Box, or deliver to a Board member. We need a quorum of homeowner's to have a legal meeting. Only one vote is allowed per

home. Please be sure to attend! It is also a nice way to get to know some of our new neighbors. And to “ Thank” the Board members who work so hard for you.

Directory

This spring we will be compiling a new directory. Please be sure we have all your current and correct information.

Respectfully Submitted,

Roxanne Adams
President

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	Kevin Allard	989-493-6444
Treasurer	Kris Kerns	300-313-2058

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