

WHISPERING PINES CONDOMINIUM ASSOCIATION
MAY 11, 2010 REGULAR BOARD MEETING
www.whisperingpinesofpinckney.com

The 7 PM Board meeting was called to order by President George Lutz. Present at the Lutz home were: Roxanne Adams, Dan Gee, Ed Freeman, George and Hebe Lutz, John Ross, Mitch Salem and Travis Hamm.

George stated he was pleased with the Annual Meeting turn out and the participation of the Homeowner's.

Treasurer's Report

George reported eight (8) liens have been filed and registered at the County Clerks office in Howell. Thirty-eight Homeowners have paid their dues for this year. A formal letter from our auditor for the 2009/2010 fiscal year was received, with no discrepancies noted. The Board wants all homeowners to know that if they are having difficulty and want to make payment arrangements, please contact George at 517-294-7787. Please do not just ignore the invoice.

After discussion, Dan Gee made a motion, seconded by Travis Hamm, that the annual dues remain at \$400.00. The Board was concerned that even though we are just now paving our roads for the first time, we must still be concerned that our reserves will be satisfactory in 20 years to pave them the second time. Perhaps after several more years we will be better able to predict the future road paving costs and adjust the annual assessment at that time.

Road Paving

Our re-paving is scheduled to begin in mid-June. A consultant will be hired to work with our Committee to assure we receive an excellent product. This consultant will also help us determine where we will need to repair or replace the base as the paving progresses.

The contractor, Action Asphalt, will be offering special pricing to any Homeowner who may be interested in having their driveways repaired or replaced, while they are in the area. Watch for more information to come from Action Asphalt.

Safety Issues

Travis Hamm expressed his concerns regarding the vehicles speeding on Whispering Pines Drive and running the stop signs at Whispering Pines and Rolling Greens Drives. Of special concern were the children waiting for the school bus that stops at this intersection. He asked if it would be possible to install speed bumps close to the corner to slow down this traffic.

As a first step, we will request the speed trailer be brought out by the Hamburg Township Police Department, as recommended by Sgt. Sanderson at our Annual Meeting. Mitch Salem will be contacting him regarding our concerns and the safety of all our residents. As stated, it is especially bad while parents are waiting for the school bus to pick up and drop off students.

Dan Gee will send a letter to the Fairways of Whispering Pines and the Club House notifying them of our concerns and that we are considering adding these speed bumps when we pave the roads.

The Road Committee will determine where these speed bumps will be placed as well as all other speed bumps throughout the neighborhood. If you want to comment on this placement, please contact Roxanne.

The road paving committee now consists of: Roxanne Adams, Chairwoman, Ed Freeman, John Ross, Deib Mougrabi, Joe Bloom and Travis Hamm.

We are still encouraging Homeowners to leave outside garage and porch lights on. Keep your vehicles locked and valuables out of sight. Watch out for your neighbor.

Maintenance Report

Dan Gee will be requesting bids from four (4) companies for our summer and winter maintenance work. Our current contract with Jimmie's expires in November. We have some concerns over the salting of our roads this past winter.

George Lutz, Ed Freeman and John Ross will be doing some maintenance and repair work around McGregor Pond.

Ed Freeman will be putting up new lights in the gazebo.

Ed Freeman, Travis Hamm, George Lutz, Mitch Salem and Hugh Adams will be repairing our street signs. These will be finished by the end of the summer.

A motion was made by Dan Gee and seconded by Ed Freeman that no action be taken on the request for street lighting at the South end of Rolling Greens Drive.

Several Board members have again looked at Lot 11 and the damaged tree. In fact, all three empty lots on Tree Top Ct. need maintenance on the properties near the street. But since these issues are on private property, the Board is concerned about our liability if we unilaterally performed any maintenance. Unfortunately, none of these lot owners have paid their dues in several years and at least one lot is in foreclosure. George will write a letter to these owners to ask them to address the issue.

Please watch for any signs of soil erosion around curb edge or sewer/man hole covers. Contact Dan at 734-878-4230 if you notice any.

Mosquito Control

This program begins in May, with eight sprayings for \$165.00. Please contact Lori at Eradico, 517-351-6085 and be sure to tell her you live in Whispering Pines in Pinckney. If more people sign on this year, our cost will go lower next year. This service does work!

We are still encouraging Homeowner's to leave your outside garage and porch lights on. Keep your vehicles locked and valuables out of sight. Watch out for your neighbor.

Directory

A new directory will be sent to the printer June 1st. If you have any changes or additions, please call Roxanne at 734-878-2409, as soon as possible. We will be compiling an e-mail list also to give quicker notice to Homeowner's regarding any safety issues.

House and Yard Maintenance

As a reminder, our By-Laws and Covenants give us direction on vehicles, campers, trailers, boats etc. in our yards and driveways. Please respect your neighbors and follow these guidelines. Also, grass clippings should not be left in the street at the curb edge. If you have a storm sewer in front of your home, please try and keep it clear of debris.

Our By-Laws, Covenants and the Road Maintenance Agreement are all on our web site for your review.

Election of Officers

The Board elected the following homeowners as Officers of the Association.

President, Roxanne Adams 734-878-2409
Road Paving Committee, Social Committee

Vice-President, Dan Gee Maintenance Committee	734-878-4230
Treasurer, George Lutz	517-294-7787
Secretary, Mitch Salem Web Site	734-954-9113
Compliance, Ed Freeman	734-878-7007
Pond Committee, Larry Novak	734-954-0540

We encourage Homeowners to become involved on the Board or its committees. All Homeowners are welcome to attend any meeting. Questions and concerns can be directed to any Board member. Our minutes are posted on our website, as is meeting information.

The next scheduled Board meeting is Tuesday, June 22, 2010 at 7 PM at the home of Ed and Cheri Freeman.

The Board meeting was adjourned at 9:20 PM.

Respectfully Submitted,

Roxanne Adams, Secretary
734-878-2409