

**WPCA BOARD MEETING MINUTES  
NOVEMBER 11, 2008**

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

**Treasurer's Report:**

George Lutz stated that 85 homeowners have completely paid their dues. There are 15 homeowners who have not paid. These 15 homeowners will be charged a late fee of \$25. If payment is not received by March 31, an additional \$100 will be charged and a lien placed on their homes.

We have approximately \$200,000.00 in CD savings and \$9561 in our checking account.

A committee of George Lutz, Jan Novak and John Ross will be contacting homeowners who are delinquent in their dues. Please contact any one of the Board members if arrangements need to be made.

**Compliance:**

The Board has been working to update our Covenants. Proposed changes were given to all Board members and a lively discussion occurred. This will be discussed again at our next meeting and will be finally reviewed with all homeowners at our Annual Meeting in April.

As a reminder if you are an owner renting your property, you must provide the Board with certain information as required in our By-Laws. Because of the depressed housing market, houses are being rented and the Association needs to know who is in the house. (Note: Thanks to those who have already provided us with this information.)

**Maintenance:**

Since we did not repave our roads this summer, it was necessary to make some repairs, especially around the storm sewer drains. There was also a problem with soil erosion and drainage on the easement at Lot 24 that needed to be repaired. All these repairs, now completed, cost the Association \$1700.

The lights at both Mulligan and Tree Top have been broken again. They have now been repaired. Anyone seeing suspicious activity at our entrances should call the police immediately. We have repaired these lights several times in the past few years and it would be nice to catch the vandals!

Pruning Pros, the company that has been maintaining the Mulligan and Tree Top entrances and plowing and salting our streets has broken the three year contract we had with them, requesting a significant price increase for this next year. Because of this, the Board asked Dan Gee to obtain quotes for these services. Quotes were obtained from 3-D, Northland Services, and Jimmie's. After much discussion, the Board asked Dan to

negotiate further with Jimmie's, but fundamentally we are facing about a 30% increase for these services. Jimmie's also does this maintenance for the Fairways of Whispering Pines residents.

Jan Novak will be reporting back to the Board on her meeting with the homeowners who live around the pond. Homeowners who live around that pond should contact Jan with any issues or concerns.

Directory:

Please send any additions or corrections to our neighborhood directory to Roxanne at 737-878-2409. There are still some directories available.

The next scheduled Board Meeting is December 11, 2008. All homeowners are welcome to attend with any concerns or questions. The location of the Board meeting will be decided later. Call a Board member for further information. Your Board Members Are:

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

Roxanne Adams, Secretary, 734-878-2409

Dan Gee, Maintenance, 737-878-4230

Ed Freeman, 734-878-7007

Mike Walsh, 248-561-0513

Respectfully submitted,

Roxanne Adams  
Secretary