

WPCA MEETING MINUTES
September 18, 2008

Meeting was called to order by President George Lutz. Those in attendance were: George Lutz, Dan Gee, John Ross, Roxanne Adams, Mike Walsh and Hebe Lutz.

Treasurer's Report:

George Lutz presented the Treasurer's report which stated that 79 homeowners have completely paid their dues. There are 21 homeowners who have not paid. If payment and/or arrangements are not made by October 1st, late fees and liens will be placed on these properties. There are 7 homeowners who are in arrears from last year. We have \$200,000.00 in CD's and \$8,356.84 in the checking account.

Compliance:

The Board is working on updating our compliance guidelines. Also please read the enclosed letter regarding renters. This information on the owner and the renter is 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.

Maintenance:

The weeds at the curb edge were sprayed this week end and the drains were all cleaned out. If you have a drain in front of your home, please help us keep it cleaned of debris. This saves us money if we do not need to have the drains cleaned professionally. The speed bumps are also in the process of being repainted. A couple of areas around the storm sewers need to be repaired where there was wash out damage. Thanks to homeowners, George and Hebe Lutz, John Ross, Roxanne Adams, Ed Freeman and Dan Gee and one of his employees who helped out with the clean up.

In July the Board also voted to delay resurfacing the roads for this year. This decision was a hard call to make, but fundamentally we simply did not have enough money. Many meetings, phone calls and much discussion was spent on trying to make the right decision. The Board would like to especially thank homeowner Deib Mougabi who provided much input in this issue. As noted above, we have about \$200,000 saved for the roads. This is about \$50,000 short of what will be needed, so we need to save as much as possible over the next couple of years.

Jan Novak, pond chairman, will be contacting the homeowners who live around the pond for a meeting to discuss the flooding/overflow that took place last week. She will be reporting back to the Board what agreements are made. Homeowners who live around that pond should contact Jan with any issues or concerns.

We have received information regarding buying 3 year old seedling of white pine trees. Cost is \$100.00 per 100 and they are about 18 to 24 inches tall. These would need to be ordered immediately and planted as soon as possible. If enough homeowners are interested, George Lutz will order these in the quantities required to get a good price. Please contact George at 517-294-7787.

Directory:

Please send any addition or corrections for our neighborhood directory to Roxanne at 878-2409.

The next scheduled Board Meeting is Thursday, November 6, 2008 at 7 PM. 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:

President/Treasurer	George Lutz	517-294-7787
Secretary	Roxanne Adams	734-878-2409
Vice-President	Dan Gee	734-878-4230
	Ed Freeman	734-878-7007
	Mike Walsh	

Respectfully submitted,

Roxanne Adams
Secretary