

WHISPERING PINES CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER'S MEETING
APRIL 21, 2016

Our Annual Meeting was held at the Whispering Pines Club House on April 21, 2016. The meeting began at 6:30 PM with socializing.

The meeting was called to order by President Dan Gee. Twenty four homes were represented and we had thirty one signed proxy votes. This exceeded the 30% representation required by our By-Laws. Roxanne Adams was re-elected to the Board.

Hamburg Township Police Officers Flavin and Debotis were introduced. They spoke about the safety issues of driving too fast on our streets. The Board has asked the Police Department to patrol our area, and to watch for drinking, littering and loitering. They also spoke about keeping your vehicles locked and valuables not in sight. The electronic speed sign will probably be requested again. They also suggested the Neighborhood Watch program and the use of their signs.

Whispering Pines Golf Club: Rachel Kosin, the General Manager, talked about some of the new events going on at the Club House. Check out their web page for more details. They have a Senior Scrambles, Ladies League with golf lessons, Nine and Dine. She also shared their new menu, featuring a new pizza oven. Take outs are available. Rachel was asked about maintenance along the 8th tee box, 10th hole and 11th tee box, her response was "when time permits" they will address it. We will continue to ask for this maintenance to be done. She also stated they would love to have Junior Girls Golf, as they host the Junior Boys Golf.

Jimmie's Lawn Maintenance: Jimmie spoke to the Homeowner's and assured that any damage from the winter plowing will be restored. Dan will be closely monitoring that these repairs are done promptly.

Mosquito Control: Robert Horton of Bullseye Pest Defense is our exclusive provider. This service provides 8 applications for \$150.00 (May thru September). This service really does work!! Contact Robert at 517-202-7434, www.bullseyepestdefense.com.

President's Report: Dan introduced the current Board members and thanked them for their devoted service. One important Board member was not able to attend tonight's

meeting and he has played a very important role this past year. We thank Bill Lanam for his willingness to serve on our Board. He wears many hats!!!

The legal action against Pinckney Community Schools and the Mc Gregor Pond flooding issue is still moving forward. We have a court date in May, if this is not settled before.

Dan Thanked the many people who have volunteered and held positions this past year. Roxanne and Hugh Adams, Christmas decorations and flag installation, Bill Lanam, comptroller with the budget spread sheets, electrical work, architectural decision making, the legal pond issue, web page. Carrie Price, main entrance, Larry Novak and Carl Szczygiel for their help with the fountains and the ponds, Gino Conedera and Jason McSherry for serving on the Board.

The 2014-2015 Meeting Minutes were accepted and ratified as presented via USMail, email and as posted on the web page. The 2015 Annual Meeting Minutes were also accepted and ratified. Jerry Grohowski made a motion to accept said minutes, and Bill Mayer seconded. All present Homeowner's approved, with none opposed.

Homeowner's present introduced themselves. Thank you to all who attended tonight's meeting.

We welcome our newest residents! Mike and Dalana Riley, Christopher and Amanda Wright, Christopher and Amanda Head, David and Beverly Hobgood, Nicholas and Stephanie Edgeworth.

Secretary's Report: Roxanne Adams thanked the fellow Board members for all their support and help this past year. Special thanks to the spouses/ and significant others for their support also!! She recognized the support she has received specifically from Dan and Bill. If you have any changes to telephone numbers and/or email addresses please inform Roxanne, to keep our directory current. We have saved a considerable amount of money by being able to send our minutes out via email.

Roxanne reported there have been two meetings with the Board of Fairways of Whispering Pines this past year. Five of their Homeowner's joined us at the main entrance on one of the wettest/coldest days of November 2015 and helped us put up the Christmas decorations. We will be meeting with them again soon to discuss street signs. Per our RMA all street signs need to match, and they were not aware of that. They are also trying to join with our trash collector, which could possibly lower our monthly fee.

Treasurer's Report: Roxanne again Thanked Bill Lanam for his help with the budget and development of the spread sheets. The final budget was passed out.

After five notices and one phone call, three liens were placed, but have since been paid and liens were removed. A reminder that your dues are \$500.00 and are due now. If you are making either one or two payments, they must be paid in full by June 30th to avoid late fees and possible lien placement. Your dues invoice was sent out by US Mail in March with the Annual Meeting Notice. Late fee's amounted to \$725.00 last year.

In August 2015, the Board voted to charge \$175.00 for any forms that needed written documentation and/or signatures for refinancing or selling of their home. \$350.00 has been received in this fee this last year. Most of this requested information is also now posted on our Web Page.

To date 29 Homeowner's have paid their dues for this fiscal year. Thank you!!

The budget was explained. The savings account has a balance of \$72,040.00, which includes the \$17,500.00 we put in this past fiscal year for our roads. Our checking account balance is \$69,955.00.

The expense sheet and proposed budget was approved, motion made by Jerry Grohowski and seconded by Carrie Price, with no oppositions.

Architectural: In Bill's absence, Dan Thanked Bill for working so closely with Chestnut Development Company on the construction of the new home on Tree Top Court. Several Homeowner's have contacted Bill with plans for new siding, changing home colors, etc. Please remember ANY new construction, siding changes, porches, decks, pools, landscaping must have plans submitted to the Board for approval from the Compliance and Architectural Committee. Paint colors need to be consistent with all other homes in our sub. Boats, RV's, and trailers are not allowed in driveways for any longer than 14 days. Please check the By-Laws on the web site if you have any questions. If you have a complaint or concern, contact a Board member.

Maintenance: To make it more appropriate to service our retention ponds, our provider, Aqua Weed will be using a common area we own. Some clearing of underbrush and some small scrub trees will be removed.

Signs are being installed at both retention ponds stating that there is to be NO activity in or on the water of these ponds. Gino explained that being posted VS not being posted serves as a warning.

The shingles on the gazebo roof and the fountain repair were both fixed under an insurance claim. This is the first claim we have made in over 20 years.

Dan is also working with a Homeowner who has a failure in the drainage in his yard. Repair is expected to take place soon.

Gino suggested all Homeowner's check to be sure their individual policies have adequate coverage for loss assessment.

Jason has also volunteered to help out where ever he can.

Future Improvements: Street cleaning, street sign repair/replacement, and possible By-Law revisions.

Thank you to all who attended, a special Thank You to the Board Members!

Motion was made by Jerry Grohowski and seconded by Hugh Adams to adjourn the 2016 Annual Homeowner's meeting.

Respectfully Submitted,

Roxanne Adams
VP/Secretary/Treasurer

VP/Secretary/Treasurer rladams0927@yahoo.com	Roxanne Adams	734-878-2409
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Architectural/Comptroller/Web Page bill.lanam@gmail.com	Bill Lanam	734-648-0694
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Gino Conedera		586-202-4036
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Jason McSherry		734-277-7775
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Web Page	www.whisperingpinesofpinckney.com	
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Email	wpca962@yahoo.com	
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Mailing of dues	WPCA, PO Box 962, Pinckney, MI 48169	
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REMINDER.....TO AVOID LATE FEES YOUR DUES NEED TO BE PAID IN FULL BY JUNE 30, 2016. IF YOU HAVE ALREADY PAID, THANK YOU.