

WHISPERING PINES CONDOMINIUM ASSOCIATION
JUNE 15, 2016 REGULAR BOARD MEETING

The meeting was called to order by Vice President, Roxanne Adams. Present were: Bill Lanam, Dan Gee and David Hobgood. Unable to attend: Gino Conedera and Jason Mc Sherry. Homeowner's present were John Ross and George Lutz.

Treasurer's Report: Roxanne reported the checking account balance is \$72,047.63, the savings/roads account balance is \$189,448.26. 55 Homeowner's have paid their dues in full, 2 have paid half, and 43 still owe. \$525.00 has been received in "home information requests".

THE DUES MUST BE PAID IN FULL BY JUNE 30, 2016 TO AVOID LATE FEES AND POSSIBLE LIEN PLACEMENT.

Our financial books audit has been completed. "No discrepancies or anomalies were noted". CPA also reviewed the interest income and determined no taxes are due at this time.

After many many long months, telephone calls, emails, meetings and stress, the Board of WPCA has reached an agreement and settlement against Pinckney Community Schools in the flooding of our retention ponds. WPCA owes Dan Gee a tremendous Thank You for all that he has done and the unbelievable amount of time spent on this issue. This has gone on for about 4 years!!! THANK YOU DAN!!!! Roxanne Adams and Bill Lanam have also spent many hours on this issue. Thank you Bill and Roxanne!!

Secretary's Report: A joint Board meeting with WPCA and Fairways of Whispering Pines was held on June 2, 2016. FWP President Mary Schauger has been working with Duncan Disposal and they will now be using them as their disposal provider. Because our homes are all billed individually, they were unable to get WPCA a lower rate. The positive point is they will be collected the same day we are, they now have recycling every week and there is only one company coming in on the roads once a week.

Another main issue was our street signage. Per the RMA our road and street signs must all match. We will be combining a joint order to cut down on the cost, and will be placing an order for some street sign posts, stop signs, yield signs and speed limit signs. A committee has been formed with David Hobgood and Dan Cutright to come up with some sign designs and price quotes. The Boards will meet in 60-90 days for a follow up report.

This was another positive and productive meeting!!

Election of WPCA Board officers:

Roxanne Adams, President and Treasurer	734-878-2409
Bill Lanam, VP, Comptroller, Architectural, Web Page	734-648-0694
Dave Hobgood, Secretary, Compliance Chair	954-444-9699
Committee: Bill Lanam, Dan Gee	
Dan Gee, Maintenance Chair	517-861-6742
Gino Conedera	586-202-4036
Jason McSherry	745-277-7775

On behalf of myself and the Board and residents, I would like to Thank Dan Gee for his years and years of leadership. Thank You Dan for all you have done and continue to volunteer to do!!!!

The WPCA Board on behalf of the Homeowner's extend their sympathy to the family of Donald Wright in his recent passing.

Thank you to Carrie Price, Main Entrance Chair, for planting the flowers at the main entrance!!

Welcome to new residents Jill and Chuck Davies!!

Our Exclusive Provider for mosquito control is: Bobby Horton of Bullseye Pest Defense, 888-898-8229, bullseyedefense@gmail.com. The more Homeowner's who sign up for this service, could lower all of our costs!! Please be sure this is who you are using. This service does work!!

Check out our web page...www.whisperingpinesofpinckney.com. Bill continues to make improvements. Thank you Bill!

Architectural: Bill Lanam has approved landscape plans for the new home on Tree Top Court. Thank you to all the Homeowner's who are submitting plans for new landscaping and when making improvement to their property, painting (color choices) etc. Please remember that "any new construction...porches, decks, pools, changes in landscape etc must have plans submitted to the board for approval from the compliance and architectural committee."

Maintenance: Homeowner's George Lutz and John Ross voiced their concern about the Whispering Pines pond and the Rolling Greens pond. The Board had further discussion on these areas in question.

The new easement is working out great for the treatments of both ponds. Thanks to Carl Szczygiel and Larry Novak for their help with the fountains. The soil compromise work along Rolling Greens Drive at 9705 is on hold, waiting for bids to be submitted.

We have such a beautiful sub, and we thank you for maintaining and improving your property. However, it has been brought to the attention of the Board that there are a few lots not in compliance. Front, back and side yards need to be mowed! Flower beds need to be weeded and maintained. Hanging gutters and down spouts need to be repaired. Bushes, shrubs and lawn edges need to be pruned and maintained. Tops of driveways are not storage areas for trash cans, lawn mowers, snow blowers and unsightly matter. Trash cans need to be brought up from curb edge. Don't leave these out after trash is picked up! If you are a dog owner/walker you need to be picking up your dogs poop!! Boats and RV type vehicles are only allowed in drive for a short time.

You are being given notice, that after the next Board meeting those homes not in compliance will be contacted by a Board member. Enforcement to get every one in compliance will start to take place. This brings all of our homes down, please be respectful of our neighborhood. If you need names of providers, contact a Board member.

Thank you to my fellow Board and Committee members for all the work you do!!

REMINDER.....THE DUES MUST BE PAID IN FULL BY JUNE 30, 2016 TO AVOID LATE FEES AND POSSIBLE LIEN PLACEMENT!!!!!!!!!!

Respectfully submitted,

Roxanne Adams
President/Treasurer