

WHISPERING PINES CONDOMINIUM ASSOCIATION
MARCH 7, 2017 REGULAR BOARD MEETING

The meeting was called to order by President, Roxanne Adams. Present were Bill Lanam and Dan Gee. Larry Novak was unable to attend.

Treasurer's Report: Roxanne reported the Checking account balance is \$62,384.34 and the Savings account balance is \$2,000.36. There are 4 CD's @ \$50,000.00 each. A major portion of this meeting was devoted to the budget for next year.

You will notice the dues are payable now and **MUST BE PAID IN FULL BY JUNE 30, 2017**, to avoid late fees, administrative fee and possible lien filing. Because of an increase to file and release liens at Livingston County, the administrative fee/filing lien fee has been increased from \$125.00 to \$150.00. You may make two payments, payable now, but must be paid in full by June 30, 2017. Any lot remaining unpaid by September 30, 2017 will be subject to lien placement and \$150.00 fee. If any Homeowner needs to make payment arrangements, please contact a Board member.

Secretary's Report: The golf course has been sold. As of March 1, 2017 the new owner is the Vargo Group. Roxanne will be meeting with them along with Fairways of Whispering Pines President, Mary Schauger and their management representative. Per our By-Laws, you are receiving a copy of the proposed budget in this hard copy mailing, along with your dues invoice, proxy vote and notice of our Annual Homeowner's meeting.

Compliance: There have been several inquiries made to the Board regarding compliance and maintenance issues. Recreational vehicles, 4 wheelers, golf carts need to be parked in the garage. Cars parked in driveways need to be working/drive-able, licensed and insured. NO on the street overnight parking of vehicles is allowed without prior Board approval for any exceptions. Dead trees need to be removed. Fallen dead trees need to be removed. Golf cart safety with young children drivers, on our streets and also in Fairways of Whispering Pines has again already been addressed this year. Landscaping and yard maintenance (or lack of) has generated several complaints. Our By-Laws are on our Web Page www.whisperingpinesofpinckney.com

Please take a minute to look at your house and/or yard and be considerate of what your neighbors are looking at. Those who are not in compliance will be contacted by a Board Member.

Maintenance: Dan will be following up with bids for street and legal signs. Our signs have really started to have some issues this past winter. The big signs at Tree Top Drive and Mulligan will need some repair work done also. These two entrances are also in need of electrical repair and maintenance. The electrical repair has been figured into our projected budget. We will be working with Fairways of Whispering Pines also, as they start to replace their street and legal signs. Per our Signage agreement, all signs should match.

The drainage issues have been stalled with the pending sale of the golf course. Bill Lanam has been in contact with the representative of the new owners and will be meeting with them. We were hoping the work on the drain could be done in December, so we are anxious to move forward with this quickly. Thanks to Bill who has spend many hours on price quotes, legal issues, layout and design.

Any new construction...porches, decks, pools, landscaping, house painting etc....must have plans submitted to the Board for approval from the compliance and architectural committee.

**ANNUAL HOMEOWNER'S MEETING
TUESDAY, APRIL 25, 2017
6:30 PM SOCIALIZING, MEETING STARTS AT 7 PM**

This is a very important meeting. We have several new Homeowner's and we strongly suggest you attend. Your Proxy vote is also needed, so please be sure and bring it or return to me prior to meeting. Without the minimum proxies and/or votes, the budget cannot be approved.

Respectfully Submitted,

Roxanne Adams

Board Members:

Roxanne Adams 734-878-2409

Bill Lanam 517-442-5400

Dan Gee 517-861-6742

Larry Novak 810-623-6583

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Secretary's Report: Per our By-laws, you are receiving a copy of the proposed budget in this hard copy mailing, along with your dues invoice, proxy vote and notice of our Annual Homeowner's meeting.