

WHISPERING PINES CONDOMINIUM ASSOCIATION
MAY 23, 2017 Board Meeting

Meeting was called to order by President, Roxanne Adams. In attendance were Bill Lanam, Dan Gee, Larry Novak and Luke Barton.

Minutes: Reading of the 4/17/2017 minutes were waived and minutes were approved.

Treasurer's Report: Checking account balance is \$47,088.12, Savings account balance is \$21,500.00 and there are 4 CD's for \$50,000.00 each.

Dues REMINDER: Your dues must be paid in full by June 30, 2017 to avoid late fees. Forty six have paid in full. A late fee of \$50.00 will be added after June 30, 2017.

Secretary's Report: A formal complaint has been received by an attorney regarding a legal issue and two WPCA Homeowner's. This has been turned over to our Attorney.

New Member: We welcome Luke Barton, who has volunteered to join the Board/Committee.

Homeowner's Directory: Before investing the time and expense of printing a new directory, I wonder if there is even an interest. Due to Hipaa regulations, we would require the Homeowner's permission to release person's names, telephone numbers and email addresses. Please let me know if you would be interested in a copy of a new printed directory. Our last one was printed in 2013, and is quite outdated. If there is enough interest, we might publish a directory containing only information approved by each homeowner.

Mosquito Spraying: Our exclusive provider is Bullseye Pest Defense. Contact Bobby Horton at 888-898-8229 or at bobby@bullseyepestdefense.com. This service really does work.

Compliance: Due to continued problems with unauthorized overnight parking and cars impeding the removal of snow during the winter months, the WPCA Board is implementing more specific rules relative to parking on the streets within WPCA.

Current parking policy:

- There is no "Overnight Parking" allowed on any street without prior authorization from a WPCA Board Member.

NEW Snow Emergency policy:

- In addition to the current parking policy, there is also no parking allowed on any street within WPCA during a “Snow Emergency”.
- The compliance responsibility of the WPCA resident/co-owner extends to their family and guests.
- Costs incurred by WPCA, for return visits of our snow removal vender to remove snow due to an illegally parked vehicle, will be passed on to the offending WPCA resident/co-owner.
- Fines may be issued for violations. If after an initial warning, the co-owner has additional violations, they can be fined \$25.00 for a second offense, \$50.00 for a third offense and \$100.00 for a fourth and additional offenses. Rule violations fees are already provided for in our by-laws.
- Snow emergency is defined as: when the accumulation of snow, slush, drifted snow or ice reaches 1.5 inches or more.

Maintenance: Dan is gathering quotes for the replacement of our street and legal signs. When this is complete our Board will be meeting with the Board of Fairways of Whispering Pines.

When mowing your lawns, please clean up your grass clipping off the curb edge. Also if you have a catch basin at your curb edge, please take a minute to keep debris off the grate of the drain. Thank You.

Any new construction...porches, decks, pools, landscaping, house painting, etc...MUST have plans submitted to the Board for approval from the Compliance and/or Architectural Committee. Thank you for your cooperation!!

Our drain installation has hit a snag or two. Bill has spent many hours on getting price quotes, doing the layout and design and all the legal issues involved. Thank you Bill!!

Club House News: FYI: A coyote has been spotted on the golf course around the 4th and 5th holes.

Deck night starts Thursday, June 1...6:30 to 9:30 PM, every Thursday night. Greg Johnson, a resident of WPCA, will be there playing several Thursday nights. Consider coming up for a evening of great music, food, drinks and fun. Get to know your neighbors.

Also on Tuesday, June 13, the clubhouse is having an “All you can eat Italian Buffet Night”. Lasagna, salad and roll for \$7.00. Drinks not included. This runs from 4:45pm to 9:00pm.

The Grill Room will be open 11-9 Monday thru Saturday, and 11-6 on Sunday. Both for eating in and take out. Their number is 734-878-0009. Please help us support the new owners and management at the Club House by attending their functions.

You can contact any Board member with any concern or questions you may have.

Your Board and/or committee members are:

Roxanne Adams	734-878-2409
Bill Lanam	517-442-5400
Dan Gee	517-861-6742
Larry Novak	810-623-6583
Luke Barton	517-499-4028

Web Page www.whisperingpinesofpinckney

Mailing: WPCA
 P. O. Box 962,
 Pinckney, MI 48169

DUES REMINDER.....TO AVOID A LATE FEE OF \$50.00, YOUR DUES MUST BE PAID IN FULL BY JUNE 30, 2017.

AND IF NOT PAID IN FULL BY SEPTEMBER 30, 2017, A FILING AND ADMINISTRATIVE FEE OF \$150.00 WILL BE ADDED AND A LIEN PLACED ON THE PROPERTY FOR \$700.00.

Respectfully Submitted,

Roxanne Adams
President, WPCA