

WHISPERING PINES CONDOMINIUM ASSOCIATION
REGULAR BOARD MEETING MARCH 13, 2018

ANNUAL HOMEOWNER'S MEETING APRIL 24, 2018 AT 7 PM

The meeting was called to order by President Roxanne Adams. Present were Bill Lanam, Dan Gee and Larry Novak. Unable to attend was Rob Price. Absent was Luke Barton.

Treasurer's Report: Savings account balance is \$21,508.98 and the checking account balance is \$25,245.54. 231 CD's at \$1,000.00 each for \$231,000.00. These are FDIC insured. Please note---correction to Board meeting minutes of February 20, 2018 correct amount of CD's held are 231 at \$1,000.00 each for \$231,000.00. As our fiscal year is ending, there were three liens filed this year for non-payment of Homeowner dues. Current overdue balances: Mike and Dalana Riley (Lot 7) for \$760.00, Rick and Joanne Hazelton (Lot 58) for \$725.00 and Steve and Kathy Braykovich (Lot 48) for \$300.00. There are also two outstanding Aged Receivable accounts on John and Melissa Diehr (Lot 83) for \$1,115.00 and Thomas and Beverly Kanka (Lot 89) for \$625.00.

Timely Payments: The Board voted, all in favor, (none opposed), to implement charges for severely overdue account balances. Payments that are overdue more than 12 months will be referred to for this purpose as Aged Receivables. This program will be effective April 20, 2018, with the first interest to be charged on July 1, 2018. All homeowners will be charged interest of 1% per month on the total Aged Receivable monthly balance. These changes will accrue monthly with notices to offending homeowners every 3 months. Contact a Board member to discuss payment options, if desired.

Secretary's Report: Our condolences to the family of Homeowner Jean Malouin who passed away on March 10, 2018.

Maintenance: Several mail boxes were damaged after the snowstorm of March 2, 2018, by the snow removal contractor. These damages have been reported to Maintenance Chair Dan Gee. Lawn damage and sprinkler repair will be done in the spring. Any new issues need to be reported to Dan.

Safety: The Board has had to replace a sign that was stolen from the Whispering Pines Drive retention pond. We ask all Homeowner's to "be on the lookout for the sign and/or the thief". Report any findings to a Board member.

Architectural: Bill Lanam presented plans from Homeowner Rick Hazelton for new landscaping. The plans, as submitted, have been approved by the Board.

Reminder to all: "Any new construction for porches, decks, pools, landscaping, house painting, etc., must have plans submitted to the Board for approval from the Compliance and/or Architectural Committee".

Compliance: The Board held three meetings with three different Homeowners regarding non-compliant complaints filed with the Board. George Lutz, John and Joan Ross and Rick and Joanne Hazelton have all agreed on the resolutions.

Reminder: Vehicles parked outside the garage need to have current license plates, insurance coverage and be operational.

Club House News: Golf leagues are forming. There is a new Men's league forming of several homeowners that will meet on Thursday evenings about 5 PM. Contact the Club House if interested.

The "Friday Nights at the Club" has been very successful the last couple of weeks. Chef Jamie is providing us with a really nice buffet for \$10.00 per person. Fish will be available on the menu for the next couple of weeks. Greg Johnson is playing this week also. Buffet is served at 6:30 PM. Be sure and call and make your reservation. Take outs are also available. The Club House is also having an Easter Brunch with two seating times. Call the Club House for more information, 734-878-0009. Advertising works.....the golf course finally has put a sign out on the main entrance.

ANNUAL MEETING.....APRIL 24, 2018

Our Annual Homeowner's meeting is Tuesday, April 24, 2018 at the Club House. Socializing starts at 6:30 PM...meeting starts at 7 PM.

Included in this mailing is our proposed budget for 2018-2019 (reflecting expenses through 3/15/18), your dues invoice (payable now) and your Proxy vote. In order to have a legal meeting, we need an adequate number of homes represented, so please be sure and bring your Proxy vote and/or return it to me prior to the meeting.

Respectfully Submitted,

Roxanne Adams, President

Board Members:

Roxanne Adams	734-878-2409	rladams0927@yahoo.com
Bill Lanam	517-442-5400	bill.lanam@gmail.com
Dan Gee	517-861-6742	danieljamesgee@yahoo.com
Larry Novak	810-623-6583	larjan1952@gmail.com
Rob Price	517-256-4807	rwpricesr@comcast.net

Web Page: www.whisperingpinesofpinckney.com

E-mail: wpca962@yahoo.com

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