

WHISPERING PINES CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER'S MEETING APRIL 24, 2018

The Annual Meeting was called to order by President, Roxanne Adams. Present also were Board Members, Bill Lanam, Dan Gee, Larry Novak and Rob Price. Twenty four homes were represented.

Our first guest was Officer Dane DeBotis of the Hamburg Township Police Department. He was pleased that WPCA and Fairways of Whispering Pines have signed the agreement with HPD, giving them permission to patrol. HPD is not out to enforce, but to keep us all safer. With our new street and legal signs they can and will enforce any and all traffic laws. If you see something you are concerned about, suspicious person or vehicle, he encourages you to call. They also offer a "vacation protection check" on your home if you are out of town.

Hamburg Township is rated in the top 10 safest Townships in the state of Michigan. Unfortunately the opioid addiction is also still high. Officer De Botis also reminds all that cameras do deter crime, to also leave porch and garage lights on and to lock house and vehicle doors.

Bullseye Pest Defense is our exclusive mosquito control provider. Bobby Horton explained their services. The cost for 6 treatments is \$150.00 and will be started just before Memorial Day. They will be spraying every 3 weeks. They also provide other services regarding moles, mice, wasps, etc. Contact Bobby at 888-898-8220 or Bobby @bullseyepestdefense.com.

The General Manager of WP Golf Club, Jon Moll was introduced. Jamie is the Chef and Courtney is in charge of Banquets.

The "Friday Night at the Club House" has been successful with their \$10.00 buffet. Our Thursday Night Deck Night starts on May 31, with Greg Johnson providing the music. This is a nice way to stay local and to get to meet and see some of your neighbors.

At the "Friday Night at the Club House" on Friday May 4<sup>th</sup>, we will be celebrating Cinco de Mayo. 6PM. Call and make your reservation.

Saturday....May 5<sup>th</sup> celebrating the Kentucky Derby with heavy appetizers for \$14.00 per person. 6PM. Drink specials as well, including Mint Juleps. Call and make your reservation.

May 13<sup>th</sup> the Club House is having their Mother's Day Brunch. Reservations need to be made, call for serving times.

Catering thru Jamie is available for your party needs. Spots are available for golfers and league. Call or contact the Club House at 734-878-0009 or [www.whisperingpinesgolfclub.com](http://www.whisperingpinesgolfclub.com)

Thank you to the Management of WPGC who provided our appetizers for tonight's meeting!!

Roxanne reports there are 44 proxy votes, with 24 home represented tonight, so we have a legal number for our meeting. Rob Price and Roxanne Adams were re-elected and there were no write in candidates.

Jerry Grohowski made a motion, seconded by Charles Davies to ratify and accept last years annual meeting minutes and monthly meeting minutes as presented in hard copy mailing, emails and as posted on our web page. All voted to approve and accept, none were opposed.

Homeowner's introduced themselves and stated what street they lived on and how long they have lived here.

Roxanne started by Thanking Bill Lanam, Dan Gee, Larry Novak and Rob Price for serving as Board Members and for ALL the work done this past year. Special Thanks to the spouses who support us: Hugh, Diana, Jan and Carol.

Bill and Dan have spent numerous hours working on the pond drain issue, the research and installation of our new street and legal signs and an on-going Homeowner's dispute and some non-compliance issues. We continue to have NO cooperation from the management of Vargo Golf regarding the drain issue. Since Vargo Golf purchased the golf course basically on a 5 year land contract, Ron Weingartz likely still figures into the picture.

Secretary's Report: We continue to have a good working and social relationship with the Board and residents of Fairways of Whispering Pines. Please keep your phone number and e-mail information current with the Board. We have been able to cut costs on the mailing by being able to send the monthly minutes thru e-mails.

Treasurer's Report: Our CPA audit has been completed on last years books and records and all is good and complete.

Liens were placed on 3 Homeowner's for unpaid dues. Mike and Dalana Riley Lot 7, Steve and Kathy Braykovich Lot 48 and Rick and Joanne Hazelton Lot 58. Hazelton's have now paid and lien has been removed. Old outstanding liens are still on Tom and Beverly Kanka Lot 89. Payment from John and Melissa Diehr was received tonight and their old liens will be removed.

As announced in the March 2018 meeting minutes, starting July 1, 2018, 1% interest will be charged quarterly on any unpaid balances.

Your annual dues of \$500.00 must be paid in full by June 30, 2018. You can make 2 payments, but they still must be paid in full by June 30, 2018 to avoid late fees. If not paid in full by September 30, 2018 a filing and administrative fee of \$150.00 will be added and a lien placed for \$650.00. Special arrangements can be made to this, by contacting a Board member.

Our 4 CD's at First Merit reached maturity and were cashed in. We now have 221 \$1,000.00 CD's with Ameritrade. Our expected interest gained on these for next year should be \$5,100.00.

Special Thanks to Bill is his Comptroller position for his research and handling of this.

The year ending 2017-2018 financial and proposed 2018-2019 budget sheet was handed out and explained. Charles Davies made a motion, seconded by Jon Janda to accept as presented. All voted to approve and accept, none were opposed.

Web Page: Bill continues to update FAQ on our website. This has also been helpful to realtors for information needed.

Retention Ponds: Bill explained that the pond is part of the overall drainage system of the community and services the majority of all members. This system is flawed in that the final exit point to Hay Creek was compromised several years prior to Vargo's management of the Golf Course, but we believe still has responsibility. As mentioned, the lack of cooperation with the Vargo HQ leadership, WPCA is pursuing a different and somewhat more costly route for the drainage relief. The delay imposed due to Vargo leadership led to the window closing on the selected contractor. We are attempting to schedule a walk through with a potential new contractor.

Thank you Bill for the tremendous amount of time, thought and research you have done on this drainage issue.

New Construction on Tree Top: Bill and Dan have both been in contact with Steve Gronow, owner of Chestnut Builders. The damage to Tree Top is being carefully monitored and we have been assured the road will be repaired after the construction of the two homes is complete. Dan Thanked Mark Redies, Ron Mertz and Dean Sanderson for keeping the Board updated on their observations.

Architectural: Reminder “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.”

Compliance: Dan has re-negotiated and signed a 3 year contract with GFL. Basic monthly service for our waste pick up is \$15.25 per month.....\$45.75 quarterly. Call GFL 844-464-3587 if not being charged correctly.

We are in the last year of our 2 year contract with Aqua Weed for maintenance on the 2 retention ponds. Dan will be re-negotiating that contract.

Jimmies Lawn Service: If you had any lawn damage, sprinkler head damage, or mail box issues from the snow plowing, and have NOT reported it to Dan yet, please contact him ASAP. The Board will be meeting with Jimmie soon.

Maintenance: We are again reminding Homeowner’s who have a curb drain in front of their property to help maintain it by keeping it clear of leaves and junk.

Reminder to those Homeowner’s who have a new street or legal sign in their yard—that we will be adding mulch at the base of these poles and are asking you or your lawn care provider to not “weed wack” the base of the pole that will cause paint damage.

The “posted” sign that was stolen off of the Whispering Pines Drive pond has been replaced. Any info on the stolen sign would be appreciated.

Radon Detection: Homeowner Gino Conedera informs us that radon gas has been found in our ground and the levels have been high. He recommends a radon detector, Pro #3 Service.

To the Board Members and Homeowner’s who have helped out this past years, we Thank You very much!

Motion to adjourn the 2018 Annual Homeowner’s meeting was made by Jerry Grohowski and was seconded by Perla Schaeberle, all voted to accept, with none opposed.

Respectfully Submitted,

Roxanne Adams  
President WPCA

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Whispering Pines Golf Club    734-878-0009