

WHISPERING PINES CONDOMINIUM ASSOCIATION
ANNUAL HOMEOWNER'S MEETING
APRIL 23, 2019

Our annual meeting began at 6:30 with socializing. At 7 PM the meeting was called to order by President, Roxanne Adams. All Board Members were present, Roxanne Adams, Bill Lanam, Dan Gee, Larry Novak and Rob Price. Marc Wohlfeil was identified as an Advisory Board Member.

Hamburg Police Department Sgt Megan Paul and Officer Flavin addressed the Homeowner's. They advise keeping your porch lights on, locking up your vehicles, keeping values out of sight and using house alarm systems and/or camera systems. We voiced our concerns about the cars driving too fast, especially on Whispering Pines Drive. We will be asking for the electronic speed sign to be brought out to us again. They asked us, once again, to be vigilant and if you see something, say something by calling 911 and if not an emergency, tell the 911 operator that.

Jon Moll, WP Golf Club GM was introduced, along with Patrick our bar tender tonight. Jon was thanked for bringing the Pinckney high school boys and girls golf teams back to our course. Flower planting began today, and the club house will be painted this summer. The summer "Deck Nights" start in May. Cinco de Mayo and a Kentucky Derby party is planned. Nine and Dine dates are June 14, July 12 and August 9. There are still openings on some leagues. Call the clubhouse or check their web site for more information. The hors d'oeuvres tonight were provided by the clubhouse. Thank you, Jon!

Twenty-six homes were represented tonight. The Homeowner's introduced themselves and stated what street they lived on and for how long. Our newest residents, who are still in the process of building, the Harmer's, were in attendance.

With our signed proxy votes it was determined we had enough to have a legal meeting. Dan Gee, Bill Lanam and Larry Novak have been re-elected and there were no write in candidates.

Jerry Grohowski made a motion to accept last years annual meeting minutes and monthly minutes, as presented by hard copy mailings and emails and as posted on the web page. Seconded by Marc Wohlfeil, none opposed.

President, Roxanne Adams stated this has been a very detailed long drawn out year with a couple of our issues and stated her Thanks to her fellow Board members for their dedication and follow through. With Bill's leadership we are hoping to get started (again) on our Drain Improvement for the retention pond on Whispering Pines Drive.

Secretary's Report

The three proposed amendments all passed. Amendment proposal #1 pertained to the annual dues being made payable in one payment. 75 yes votes, 8 no votes. You will

receive the first invoice in March, with the hard copy mailing of the annual meeting notice, dues are payable then. If not paid by June 30th, there will be a late fee of \$50.00 added. Then, if not paid in full by September 30th, a lien may be placed and administrative and filing fees of \$175.00 added. This brings the total of a possible lien to \$725.00. If you have a hardship issue, contact a Board member about possible arrangements.

Amendment proposal #2 was about clarifying verbiage to our Master Deed regarding homes adjacent to the golf course. The vote was 79 yes, 4 no and 1 did not vote.

Amendment proposal #3 changed the lot line on two lots (per request from both Homeowner's). 81 yes votes, 1 no and 1 did not vote.

Thanks to Bill who developed the form on line, which worked very well. Thanks to Bill, Dan, Larry, Roxanne and Harold Becker who also worked getting needed signatures.

Treasurer's Report

Audit has been done on our books for the fiscal year 2018-2019 and all is good. Checking account balance is \$45,965.00. Savings account balance is \$21,522.39. We have 221 \$1,000.00 CD's that total \$221,000.00.

There are two Homeowner's with aged account balances. Thomas and Beverly Kanka now owe \$741.00 and Mike and Dalana Riley owe \$849.45. The Homeowner who still owed the half year dues has paid along with a late fee. The Homeowner who owed the late fee has paid.

We had six Homeowner inquiry's (requested for new sales or re-financing) with a fee of \$175.00. This resulted in \$1,050.00 in fees. 42 Homeowner's have paid their dues already. This is awesome, Thank you! Payments must be received by June 30, 2019 to avoid late fee. Send payments to P.O. Box.

The budget sheet was passed out and explained line by line by Bill. Motion was made by Bill Mayer to accept budget as presented, was seconded by Chuck Davies, none opposed.

Bill gave an update on the drain improvement plan for Whispering Pines Drive retention pond. The first delay was lack of cooperation from the owners of the golf club. Then the second one was waiting for application approval from the DEQ. After the last contractor was unable to complete the job, Bill worked to get another company and they are hoping to start the week of April 29, 2019.

Architectural: Thanks to Homeowner's who are following through on this. Reminder "any new construction...porches, decks, pools, landscaping, house painting, tree removal etc., MUST have plans submitted to the Board for approval from the Compliance and/or Architectural Committee".

Web Page: Bill continues to update this page. Check out the FAQ section.

Maintenance: Again, the Board would like to Thank the Homeowner's for their patience in getting the mail boxes repaired/replaced. We also had light pole damage at Tree Top Court and Fairway Drive at Rolling Greens Drive, this winter. We were able to file an insurance claim and after our deductible, was able to get some reimbursement back. If you have a curb catch basin in front of your home, please be sure and keep it cleaned out. We will be contacting the Builder of homes on Tree Top Court regarding the road damage during construction. A renewal contract was signed to continue to have the two retention ponds treated. Thanks to Larry Novak, Bill Mayer and Carl Szczygiel for their help.

Compliance: Reminder there is a no overnight street parking allowed. Boats, RV's, trailers etc are to be kept in garages and cannot be parked in the driveways. With prior notice, the Board may provide approval for a short period, e.g. 7 days to allow for clean up.

Mosquito Control: Unfortunately Bobby Horton was unable to attend our meeting. His company is Bullseye Pest Defense, 810-844-4865, www.bullseyepestdefense.com. The service is 6 treatments for \$160.00. This service really does work!! Give Bobby a call.

Thanks again to the Board for all you do. And Thanks to the Homeowner's who attended the meeting.

Motion to adjourn meeting was made by Ron Mertz seconded by Jerry Grohowski.

Respectfully Submitted

Roxanne Adams

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