

Whispering Pines Condominium Association
2009 ANNUAL MEETING MINUTES
www.whisperingpinesofpinckney.com

Our Annual Meeting was held at the Whispering Pines Club House on April 30, 2009. The meeting began at 6:30 pm with socializing. Appetizers were provided by the Club House (Thank you Ron and Peggy).

Thirty-four homeowners were represented, 7 by Proxy and 27 by attending the meeting. This exceeds the 30% representation required by our By-Laws. George Lutz moderated the introduction of all homeowners present at this meeting.

Opening Remarks

George Lutz opened the meeting at 7:15pm. He introduced Ron and Peggy Weingartz, who are the new owners of the Golf Club. Steve Munch will be the new Manager. Ron told of plans to improve the deck, painting inside and out has already begun and they are excited about the coming golf/entertainment season. Please refer to their web site: www.whisperingpinesgc.com for their information. We welcome our news owners and management and the improvements they will be doing.

Mosquito Control

Lori from Eradico explained their program as it works for our yards. The cost is \$180.00 for 8 applications. The more who participate this year, lowers our cost for next year. Her phone number is 517-351-6085. Tell them you live in Whispering Pines to get the discount.

Secretary's Report

Roxanne Adams was asked to present the minutes from the 2008 Annual Meeting. Larry Novak moved to have the minutes accepted. Dean Sanderson, who stated he was tape

recording our meeting, objected to approving these minutes. His objection was noted, and a second motion to accept was given by Christine Walsh. Old Business was addressed by Roxanne Adams pertaining to the lighting and signage issue at the main entrance with Fairways of Whispering Pines and the Club House. Our goal is to have these three entities work together for beautification of our main entrance.

Board Elections

Dan Gee thanked Mike Walsh for his 4 years of service on our Board. Board members re-elected were: Roxanne Adams and Ed Freeman, newly elected was John Ross. The proxy vote was 29 for approving, 1 against, and 4 abstaining “to accept the conduct, action and decisions of the WPCA Boards between 2004 and 2008.” Dean Sanderson objected to any votes being taken tonight and it is so noted. I must apologize here because Mr. Sanderson was speaking very quickly and I did not “get” the Sections of the By-Laws he was addressing. Unfortunately, I am not a professional stenographer and could not keep up. But the gist of his point was that the Association has been operating “illegally” since 2004 because we did not have quorums present at the Annual Meetings and therefore all Board members “elected” since 2004 are “illegitimate”.

Treasurer’s Report

George Lutz presented and explained the budget (included with these minutes). Our Association has again been given a clean bill of health by the audit done by Sylvester and Company, PLC, Certified Public Accountants. Liens have been placed on 5 properties for the fiscal year ending 3/31/09: Lot 10 Mattic Construction Company, Lot 11 J & T Investors, Lot 12 Doyle Reed, Lot 50 Steven Murillo and Lot 69 Martin Wilds.

Information was requested from two management companies to see what it would cost our homeowners. Minimum cost would be an additional \$65.00 per homeowner, per year. Any “extraordinary work” would be extra. George explained the cost and that it still does not eliminate a working Board. All of our Board and committee members are volunteers. We always welcome new members and/or ideas. Be an active member in your community.

Maintenance Report

Dan Gee explained our changing contractors for our road maintenance. Dan is keeping in touch with Jimmie to be sure all homeowners are happy with his service and to handle any issues that may arise.

Dan says the sewers look good, regular patching around the sewers, curb edges and roads are being done as needed. He feels we could wait at least another year to re-pave the

roads. When this is done, we anticipate it will be about \$260,000.00. Dan said there is an issue with the suppliers of the asphalt and the quality of product now being used. He recommends we wait until the material composition is resolved before we repave our roads. Apparently the state is already "suing" the asphalt company who supplied the material for M-36 because it is already degrading. and we want to be sure this is cleared before we undertake this project.

Dan is asking all Homeowners to watch for any road repair that needs to be done and notify him. Also, if you have a drain in front of your property, please help us maintain these by cleaning them off regularly.

Andy Eckman questioned turning the roads over to the county. In discussion it was agreed that we like to keep it as is, because of the quick response we get from our private plowing company versus waiting for the County to get around to our roads.

Covenant Amendment

Ed Freeman presented the Ninth Amendment pertaining to Exhibit C (Protective Covenants) and explained how this process would work. Dean Sanderson objected to any covenant changes and it was noted.

Social and Directory

Roxanne Adams explained that the Board needs to have a working current telephone number for every home/lot. Homeowner can request that this not be published, but the Board needs to have one on file. Ideas and suggestions are always welcome for social activities, but it does take people to volunteer and participate.

Open Discussion

Roxanne Adams thanked George Lutz for his leadership and guidance, as President/Treasurer, this past year in working through a couple of time consuming issues.

Dean Sanderson objected to our entire operation, felt our annual meeting of 2007 was inappropriate and illegal. It was so noted.

Hugh Adams asked if the Board has plans in the works for yard maintenance on any foreclosed homes. This will be an issue. We have already been faced with this and have gotten paid on a couple where we have had to mow and do some clean up.

Dean Sanderson states he still wants all requested paper work and refers to the Freedom of Information Act (FOIA). Our attorney has told us that FOIA applies to government

entities and does not apply to us. However, our records are open for review by any Homeowner and all, including Mr. Sanderson are welcome to come and review them. The minutes are also posted on our web site.

Andy Eckman made a motion to adjourn the annual meeting at 8:30 pm, seconded by Hugh Adams.

All homeowners are encouraged to attend the meetings and become involved in our Association. Please participate and help us keep our neighborhood the best in the area.

Respectfully Submitted,

Roxanne Adams, Secretary
734-878-2409

Addendum to Minutes by George Lutz, President and Treasurer

As clarification to the “points of order” raised by Mr. Sanderson, we believe he is objecting to all actions by all Boards of Directors of our Association since 2004. He believes that the elections to the Boards over these years were “illegitimate” because the Association did not have a quorum at the Annual Meeting and therefore, the meeting results were illegal per our By-Laws. Using Mr. Sanderson’s reasoning, if just one meeting is deemed “illegitimate”, then all subsequent actions and Boards would also be considered “illegitimate”.

This is, of course, a serious accusation and the “Board” (if we truly are the Board) will seek professional services to resolve this issue. I have asked all Board members to limit their work for the Association to emergency services only. We also will not hold Board meetings until the issue is resolved. Fundamentally, we do not want to compound any error we may have made by continuing to act in an “illegal manner”.

From a Financial standpoint, I will continue to “pay the bills” and all homeowners must continue to pay their Association assessments. Our current assessment of \$400 is due on June 30. Thank you to those who have already paid.

I apologize to everyone regarding this serious issue. And I thank all those Board members, both past and present, who worked so diligently to improve our neighborhood and now are being maligned by this issue.

Respectfully,

George Lutz