

WHISPERING PINES CONDOMINIUM ASSOCIATION  
ANNUAL HOMEOWNER'S MEETING  
APRIL 23, 2013

Our Annual Meeting was held at the Whispering Pines Club House on April 23, 2013. The meeting began at 6:30 PM with socializing.

The meeting was opened by President, Roxanne Adams. Twenty five homes were represented and we had twelve proxy votes. This exceeded the 30% representation required by our By-Laws.

Roxanne introduced Board Members: Dan Gee, Kris Kerns, Kevin Allard and John Ross and thanked them for their dedication to serving on our Board. Special Thanks to those who attended. It sure would be nice to see more Homeowner's attend and show support for all the Board members do!

Hamburg Township Police Officer Megan Paul was introduced. She again reminded Homeowner's to lock their vehicles and keep valuables out of sight. WPCA will be requesting the traffic speed cart again for Whispering Pines Drive. The intersection at Whispering Pines Drive and Rolling Greens Drive continues to be a safety concern for our residents.

Mosquito Program: Robert Horton, Outdoor Armour LLC, is our mosquito provider. His service provides eight applications for \$125.00. Contact him at [www: bobby@outdoorarmourllc.com](mailto:bobby@outdoorarmourllc.com) or 517-202-7434. These treatments will start Friday May 24, and will be every other week. This service has proven to work!!

Derek Howe, General Manager of Whispering Pines Golf Club, encouraged all to use their web site [www: whisperingpines golf club.com](http://www.whisperingpinesgolfclub.com). They will be offering, Nine and Dine again, a Mother's Day brunch, senior scrambles, lessons and in June a ladies clinic.

Winter Maintenance Provider, Doug Graves from 3-D was introduced. Any Homeowner having issues from winter snow plowing damage is asked to call the office to report it at 810-229-5455.

The 2012-2013 Meeting Minutes were accepted and ratified as presented via US mail, email and posted on the web page. Jerry Grohowski made a motion to accept said minutes, seconded by Larry Novak, and all Homeowner's present approved, there were none opposed.

Dan Gee, Vice President, announced we had the needed number of Homeowner's present and proxy votes to have a legal meeting. All Homeowner's present accepted the results and none were opposed.

Roxanne Adams and John Ross were re-elected.

Roxanne Adams, Thanked Kris Kerns for serving as Treasurer. A volunteer is still needed to join our Board.

#### Secretary's Report

Roxanne acknowledged and gave special Thanks to: ALL the Board members who volunteer their time and knowledge!! Dan Gee for the many hours he spends on WPCA issues and maintenance. Kris Kerns for getting our financials in stream line order. Kevin Allard for working on our compliance issues. John Ross for helping Dan out, tree cutting, the web site and putting the meeting sign out. Special Thanks to Joni Ross for helping at the check in table at the annual meeting. Thank You to Carrie Price and Jan Shamraj who worked on the entrance committee. Every ones work is appreciated!!

#### Open Issues

Fairways of Whispering Pines: Roxanne reported that the Fairways of Whispering Pines speed bump legal issue has been settled. We have paid our attorney and have also dismissed him. The Board is in the process of meeting with Fairways of Whispering Pines. Until we meet with them any improvements at the Main Entrance are on hold.

Pinckney Community Schools and Mc Gregor Pond Flooding Issue: Dan Gee told the Homeowner's that we have been unable to reach an agreement with Dan Danosky and their responsibility in the flooding that occurred while construction was taking place. The Board has interviewed three different attorneys who have experience in this kind of issue and the Board has decided to hire John Koselka to represent us. The Board will be giving copies and needed information to Mr. Koselka to allow him to start his investigation. Mr. Koselka was introduced to the Homeowner's and he explained the process that he will start.

#### Treasurer's Report

Kris Kerns explained last year's budget, line by line and went into detail for this year's budget as well. Our yearly dues were increased to \$500.00, payable by June 30<sup>th</sup>. A \$50.00 late fee will be added for payment received after June 30, 2013. Any lot remaining unpaid after September 30, 2013 will be subject to a lien placement and a \$125.00 additional administrative filing fee. Payments should be mailed to: WPCA, P. O. Box 962, Pinckney, MI 48169.

WPCA bank balance is \$42,650.85. Six lots still remain unpaid. Lots #10, #11, #12 will all be going into tax foreclosure sale soon. Three other lots are also in foreclosure, Lot #50 Steve Murillo, Lot #62, Ethan Dean, and Lot #76 Michael Walsh. Lot #83, John and Melissa Diehr owe \$1,525.00.

Kris Kerns, Dan Gee and Kevin Allard all discussed the Capital Improvements needed in the future. All the entrances figure into this category.

The expenses on both the Mc Gregor Pond and the Whispering Pines Drive pond will be monitored closely this year for utility useage and expenses.

Thanks to all Homeowner's for providing their email addresses. This has greatly decreased our postage and printing costs.

#### Compliance Report

Kevin Allard presented figures that show our Homeowner's dues are quite low compared to some other sub divisions. We also need to be aware of what our property looks like in order to keep it premier sub. Some of the issues we have had complaints about this past year are: dumping debris in the pond, barking and loose running dogs, noise levels, boats/trailers in yards and driveways, lawn/yard maintenance ( or lack of!!).

All of the above effect the value of our homes and we need to work together to maintain it. Our By-Laws are posted on our web page....make yourself familiar with them. We will be enforcing our By-Laws this year, by hiring work done and fining the homeowner. If you have questions or concerns regarding your property or a neighbor's, contact a Board member.

#### Maintenance Report

Dan talked about how important it is to keep the sewer drain areas clean. If you have one in front of your home, please maintain it. Homeowner Dean Sanderson expressed concern about the condition of the Tree Top Court road. The Board has taken this on advisement.

A Sub Clean Up date has been set for Saturday, May 18, 2013 at 10:00 AM. If you can help out, please be at the Main Entrance, and bring your work gloves.

#### Web Page

John Ross posts all of our Board meeting minutes on the Web page. By a show of hands about 10-12 people acknowledge using this site.

#### Directory

We will compiling a new Directory in the next couple of months. If you have new/or changed information, be sure to submit it soon. We have eight new Homeowner's in the past year, and our information is pretty outdated.

As always, the Board welcomes your concerns and suggestions. Contact a Board member or attend a monthly Board meeting.

Motion was made by Dan Gee and seconded by Hugh Adams to adjourn the 2013 Annual Homeowner's meeting.

Respectfully Submitted,

Roxanne Adams  
President

Your Current Board Members Are:

President, Roxanne Adams	734-878-2409
Vice President, Dan Gee	517-861-6742
Treasurer, Kris Kerns	313-300-2058
John Ross, Web Page	734-878-9913
Kevin Allard, Compliance	989-493-6444

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