

**WPCA BOARD MEETING MINUTES
DECEMBER 11, 2008**

The meeting was called to order by President George Lutz at the Adams' residence. Those in attendance were: George Lutz, Dan Gee, Roxanne Adams, Mike Walsh, Ed Freeman, John Ross and Hugh Adams.

Treasurer's Report:

George Lutz stated that we have 85 homeowners who have completely paid their dues. There are still 15 homeowners who have not paid. The 15 homeowners who have not paid will be charged a late fee of \$25.00 and if payment is not received by March 31, 2009, an additional \$100.00 will be charged to them and a lien will be placed on their homes/property. If you are one of the 15 who have not paid, there is still time to contact George Lutz. A Board member will be following up with a phone call to these homeowners.

We have approximately \$200,000.00 in CD savings and \$7,781.62 in the checking account.

Compliance:

The Board is working on the update changes to our Covenants. Items are still being reviewed and will be ready for final review for all homeowners at our Annual Meeting in April. One of the reasons this is being done is so that complaints brought to the Board can be enforced and addressed correctly.

As a reminder if you are an owner renting your property, you must provide the Board with certain information as required by our By-Laws. Because of the depressed housing market, houses are being rented and the Association needs to know who is in the house.

Maintenance:

Jimmie's Lawn Care is now our contracted provider for services at both the Mulligan and Tree Top entrances. They are doing the plowing and salting of our streets and will be doing the spring, summer and fall maintenance also.

Jan Novak will be reporting back to the Board on her meeting with the homeowners who live around the pond. Homeowners who live around that pond should contact Jan with any issues or concerns.

Social:

Christmas decorations were put up at the entrances by George Lutz, Ed Freeman, John, Ross, and Roxanne Adams.

Directory:

Enclosed is an update sheet for new or added information for our directory. Please contact Roxanne Adams, 734-878-2409 with any additions or corrections. There are still some directories available.

The next scheduled Board Meeting is February 19, 2009. All homeowners are welcome to attend with any concerns or questions. The location of the Board meeting will be decided later. Call a Board member for further information. Your Board Members are:

George Lutz, President and Treasurer, 517-297-7787

Roxanne Adams, Secretary, 734-878-2409

Dan Gee, Maintenance, 734-878-4230

Ed Freeman, 737-878-7007

Mike Walsh, 248-561-0513

Whispering Pines Web Site: www.whisperingpinesofpinckney.com

Respectfully submitted,

Roxanne Adams
Secretary