

Whispering Pines Condominium Association
Board Meeting Minutes
March 18, 2008

Call-to-Order: The meeting was called-to-order at 7:00 pm at the Lutz' by George Lutz.

Attendance:

President – George Lutz.....Present
Vice President – Stephanie Ferguson.....Present
Secretary – George Lutz.....Present
Treasurer – Mike Walsh.....Present
Compliance Chair – Ed Freeman.....Present
Maintenance Chair – Dan Gee Present
Ponds Chair – Jan Novak.....Present
Tree Chair – Linda Swift.....Present
Social Chair – Roxanne Adams.....Present

Others in attendance:

Erik Herzog, John Ross, Hebe Lutz

Previous Meeting Minutes Approval

The minutes for the November Meeting were approved via e-mail.

Annual Meeting Plans

- George reviewed and the Board approved the agenda for the Annual Meeting.
- The Annual Meeting is scheduled for April 24, 2008. It will begin with hors d'oeuvres and drinks at 6:30 pm at the Club House. As we did last year, these will be provided by the Association.
- The formal meeting will begin at 7:00.
- The only business requiring homeowner approval is the election of two Board positions.
- The homeowner invitation letter and the Agenda will be posted on our website at www.whisperingpinesofpinckney.com.

Road Paving Plans Special Report

- A special committee was appointed (George Lutz, John Ross, and Roxanne Adams) to study the possibility of paving our roads this summer. Competitive bids will be requested from at least three paving companies with a tentative target of late August for the paving.
- Dan Gee will present three options for repaving the roads at the Annual Meeting and discuss the pros and cons of each, including cost differences of the three alternatives.

Treasurer's Report – Mike Walsh

- Total receipts for the fiscal year are \$37,676.
91 homeowners have paid their 2007 dues
Liens will be placed on all delinquent properties April 1, 2008.
- Expenses Fiscal YTD = \$16,505.43
- The annual Audit is in process and will be reviewed for the homeowners at the Annual Meeting.

Social Chair – Roxanne Adams

- Roxanne led a short discussion about how we can better engage the homeowners in social events. We decided to ask for suggestions at the Annual Meeting.

Maintenance Chair –Dan Gee

- The streets were swept after the Thanksgiving Holiday, just before all the snow hit us over the winter!
- The entire Board expressed appreciation for the contract Dan, Joe Bloom, and Ted Clark negotiated last year with Pruning Pros since all the snow removal and salting this year was at a fixed price (unlimited trips to our neighborhood). Otherwise, this would have been a very expensive winter season! Fortunately, we have two more years on this contract at the same price and conditions.
- In general, the Board felt that Pruning Pros did an excellent job keeping our roads open this winter. The few concerns raised have been addressed by Pruning Pros.
- Dan had the storm drains checked to see if they needed to be cleaned. Fortunately the report was good and no clean out was required.

Tree Committee – Linda Swift

- Linda had several recommendations regarding our on-going concern for the trees in our neighborhood, including asking someone from the Forestry Department at MSU to come and study our area. Jan said that this actually had been done several years ago and she would help Linda “track down” the report.
- Fundamentally, the issue is first removing the dead trees and whether or not we could get enough homeowners involved to negotiate a discount with one of the tree services. This would be a homeowner-led effort, not Association-led, due to potential liability issues.
- Additionally, we will look at a discounted price for new plantings to replace the removed trees.
- Linda will review the results at the Annual Meeting.

Pond Committee – Jan Novak

- No report this meeting.

Compliance Chair – Ed Freeman

- No report this meeting.

Adjournment:

The meeting was adjourned at 8:40 pm. The next meeting will be our Annual Meeting April 24 at the Clubhouse.

George Lutz

Attachments

Annual Meeting Homeowner Invitation Letter

Annual Meeting Agenda

Whispering Pines Condominium Association
2008 ANNUAL MEETING
April 24, 2008

The Annual Homeowners meeting is scheduled for Thursday, April 24th at the Clubhouse. We will begin with a "Social Half-hour" at 6:30 followed by our Business Meeting. The agenda for our meeting is shown on the reverse side of this letter.

George Lutz and Stephanie Ferguson have completed their two-year terms on the Board. Therefore, we need to elect two Board members. Stephanie has decided not to run this year. We would like to thank her for her hard work and good service to our Association Board.

If you cannot attend the Annual Meeting, please complete the following Proxy Vote and send it to George Lutz at 9705 Rolling Greens Drive or at glutz7783@charter.net. Otherwise, bring this to the meeting to record your vote.

PROXY VOTE

Election of Board Positions----Vote for two, signifying #1, & #2

George Lutz-incumbent _____ Dan Gee _____
John Ross _____ Write-in Candidate _____

HOMEOWNER DIRECTORY

We would like to thank Roxanne Adams and Christine Walsh for completing our Homeowner Directory last November. If there are any changes you would like us to make to this directory (we have already received several from you), please note the changes you would like to be made below.

Please remember that all our Association Documents and Meeting Minutes are available at www.whisperingpinesofpinckney.com.

Homeowner Name(s): _____
Address: _____ e-mail _____



2008 ANNUAL MEETING

April 24, 2008

Whispering Pines Club House

6:30-7:00	Socialize---Vote, Meet and Greet	
7:00-7:10	Opening Remarks	George Lutz
7:10-7:20	Board and Officer Introductions	George Lutz
7:20-7:35	Homeowner Introductions	George moderate
7:35-7:45	Secretary's Report	George Lutz
7:45-8:00	Treasurer's Report	Mike Walsh
8:00-8:10	Maintenance Report	Dan Gee
8:10-8:20	Election of Board Positions	Steph Ferguson
8:20-8:30	Tree Committee Report	Linda Swift
8:30-8:40	Social Committee Report	Roxanne Adams
8:40-9:00	Open Discussion/Questions	George moderate
9:00	Adjourn Meeting	George

Proposed 2008-2009 Association Meeting Dates

May 15 August 14 November 20 March 19