

WHISPERING PINES CONDOMINIUM ASSOCIATION
MARCH 30, 2010 BOARD MEETING

The meeting was called to order by President, George Lutz. In attendance at the Lutz home were: Ed Freeman, Dan Gee, Larry Novak, Roxanne Adams, George and Hebe Lutz and John Ross.

Treasurer's Report: George reported there is \$4206.95 in the checking account. There is approximately \$235,000.00 in CD's. Ninety two (92) homeowners have paid, eight are in default and a lien will be placed on the properties next week.

Road Paving: Committee Chairwoman, Roxanne has recommended to the Board that the contract be awarded to Action Asphalt and Concrete, Inc. for the base bid of \$198,650.00. This work will include milling 1 ½" curb to curb, at which time the roads will be inspected to see what condition the underlayment is in. Where required, additional remedial action will be completed at a rate of \$50 per lineal foot. A minimum 1 ½" of new asphalt will then be paved over all the roads. Curbs and gutters will be inspected and replaced where needed. The existing speed bumps will be removed for the milling and repaving process and will be replaced where they are presently located. Unless severe extenuating circumstances arise, this work will not exceed \$230,000.00. Timing for the project is early July, weather permitting. All homeowners will be advised of the schedule and what they need to do to support it when the start of the project nears.

Compliance: The Board will take necessary action against any homeowner who allows their children to operate ATV's, quad runners, 3 wheelers, etc. on Lot #99—or any other private lot.

The Board is expecting any owner/resident who is walking or biking with their dogs to pick up the dog poop their dog leaves!! This is disgusting!! Make sure your dogs are not running loose or barking excessively. Please be considerate of your neighbors.

Police Alert: Please read the colored information sheet on recent break-ins. We are suggesting porch/garage lights be left on. Make sure vehicles are locked and valuables etc not visible.

Mosquito Spraying: We have been able to lower our price from \$180.00 last year to \$165.00 for this season. Contact Eradico at 888-479-5900 and mention Whispering Pines Subdivision program. You receive eight applications for \$160.00, with the first

application beginning in May. The more homes we have sign up this year, will reflect a lower price for next year. This has been very effective over the past two years and is recommended by other homeowners.

Homeowner Directory: A new directory will be compiled after the Annual Meeting in April. If you have changes, be sure and contact Roxanne with the corrected information. An e-mail list will be compiled to alert homeowners of information and/or alerts—like the break-ins, etc.

New Board Members: New volunteers are needed!! George's term is up and we have not convinced him to stay on yet. Dan Gee's is also up, but has agreed to stay. Please consider becoming involved—this is one way to keep our homeowners dues down. There is the possibility of having to turn this over to a management company, which will most certainly increase our dues.

Golf League: Anyone interested in a golf league for either Wednesday mornings at 9AM or Thursday afternoons at 5:30PM, please contact Tim Carroll at 734-578-5090.

Homeowners Annual Meeting:

Annual Homeowners Meeting, Wednesday, April 28, 2010 at 6:30 PM

We strongly urge attendance. If unable to attend, please be sure to submit the proxy vote that you will receive to any Board member.

Your Board Members are:

George Lutz, President and Treasurer, 517-294-7787

Roxanne Adams, Secretary, 734-878-2409

Dan Gee, Maintenance, 734-878-4230

Ed Freeman, 734-878-7007

John Ross, 734-878-9913

Web Site: www.whisperingpinesofpinckney.com

Golf Club Web Site: www.whisperingpinesgc.com

Respectfully Submitted,

Roxanne Adams, Secretary