

Whispering Pines Condominium Association (WPCA) Board Meeting Minutes 10/19/2010

The meeting was called to order by Roxanne Adams at her home at 7:10pm on 10/19/10.

Attendance:

Roxanne Adams, Dan Gee, George Lutz, Larry Novak, John Ross, Mitch Salem

Treasury Report as of 7/27 (George Lutz):

- Thank you to those that have paid, 88 out of 100 homeowners paid in full, 2 have made partial payments. Please contact any member of the WPCA Board if you are experiencing any type of hard ship and would like to set up an alternative payment arrangement.
- Delinquencies include:
 - Lot 2(Thompson), Lot 10(Mattic Construction), Lot 11(J&T Investors), Lot 12(Reed), Lot 13(Bovia), Lot 30(Stevelinck), Lot 35(Ryes), Lot 50(Morillo), Lot 62(Dean), Lot 83(Diehr)
- We have a total of \$13,100 in our account at this time.
- A number of homes are unfortunately in bankruptcy/foreclosure. Roxanne Adam's is following up on those properties to ensure they are secured and to see if the Board needs to take further action. Please call the police if you see any suspicious activity to vacant homes in the neighborhood.

Speed Bumps / Traffic / Safety:

- Although a nuisance to some and certainly a topic for conversation the speed bumps are serving their main purpose well – SAFETY. As many of you are aware, the Whispering Pines and Rolling Green intersection is our busiest not only from a pedestrian perspective (especially children getting on and off buses numerous times a day) but motorized traffic as well. We have received overwhelming response in favor of their placement and the Board wants to express thanks to everyone that abides by the law and looks to make the community safe.
- The Board's next course of action will be to ask Police to patrol if traffic continues to speed in excess of 25MPH, continues to ignore stop signs and/or cause damage to neighbor's lawns posing additional safety hazards. PLEASE SLOW DOWN!
- Parents please be respectful to neighbors when picking up you children at bus stops and do not leave trash, pet feces and do no drive on lawns causing damage to sprinkler heads, lawns, edging, curbs etc.

Whispering Pines Fairways Condo Association:

- Roxanne Adams has unfortunately not received a response from the letter sent in September asking to meet with their Board and work through a number of items and issues.
- It is the responsibility of the Fairways Association according to the Road Maintenance Agreement to maintain Whispering Pines Drive as well as the main entrance. Another Certified letter will be sent informing Fairways to add new wood chips, complete mulching, and pruning, repaint the green areas as well as other maintenance on the Gazebo, additional lighting and to complete necessary road maintenance on Whispering Pines Dr. If this work is not complete by 5/1/2011, WPCA will have the work completed and send Fairways the invoice for payment.
- Roxanne will invite Fairways to join our Christmas decorating event scheduled for 11/21.

Maintenance:

Summer and Winter Maintenance Bids:

- The Board has received bids for both summer and winter contracts from Pruning Pro's, 3D, Jimmie's and Exclusive.
- After negotiations with each company, the Board awarded both contracts to the 3D Design Group. We look forward to working with 3D who not only had the best rates but offered to provide a number of other services not included in other bids.
- 3D is affiliated with Grasshoper Gardens <http://www.grasshoppergardensmi.com/> and offering residents discounts on annuals, perennials trees, shrubs etc. as well as residential lawn and winter maintenance discounts.
- The Board would like to thank Dan Gee and Ed Freeman for their hard work and dedication to this initiative.

The light at Mulligan has been temporarily repaired by George Lutz - Thanks George. A long term and/or more stable replacement may be needed if the light continues to be vandalized.

Pond:

- Larry Novak received 3 bids to repair/replace the pump motor in the main ponds well. The Board awarded Keller Well Drilling the work as they had the most cost effective solution.
- Survey and elevation studies were complete on the main pond and golf course tenth fairway. Much to everyone's surprise, the studies have shown the tenth fairway elevation has been increased with recent golf course changes. The new increased elevation will not allow main pond overflow water to drain into Hay Creek as intended. The Board will request a meeting

with WP Golf Course Owners (Weingartz) in November to discuss solutions and approach.

Next Board meeting is scheduled 12/7 at 7:00pm at the home of John Ross. Please attend.

Association Members

President, Roxanne Adams 734-878-2409 Road Paving Committee, Social Committee

Compliance, Ed Freeman 734-878-7007

Vice-President, Dan Gee 734-878-4230 Maintenance Committee

Treasurer, George Lutz 517-294-7787

Pond Committee, Larry Novak 734-954-0540

Board Member, John Ross 734-878-9913

Secretary, Mitch Salem 734-954-9113 Web Site