

WHISPERING PINES CONDOMINIUM ASSOCIATION
JULY 31, 2018 BOARD MEETING

The meeting was called to order by President Roxanne Adams. Present were: Bill Lanam, Larry Novak, Rob Price and Dan Gee. Our maintenance provider Jimmie McCracken was invited to attend and was present.

The Board addressed with Jimmie some of the concerns we have had. One of our prime concerns was the trucks/plows being driven too fast while plowing. We have also come up with a better way to contact Jimmie and the way he will respond back to us. We are just finishing up a couple of snow plowing damage issues, and this delay is not acceptable to the Board. Hopefully this will take care of delays we have had. Discussion also was about the trimming of the shrubs and when is the time to do it and the spreading of the mulch. Dan Gee is the Maintenance Chair and is our contact person with Jimmie. We again ask Homeowner's not to contact Jimmie, but to go thru Dan with any concerns or issues regarding Association work. Any personal work that you are using Jimmie's for, you should continue to contact him directly.

Treasurer's Report: Checking account balance is \$64,778.76, the saving account balance is \$21,514.31. We have 221 \$1,000.00 CD's that total \$221,000.00. 97 Homeowner's are paid in full for our fiscal year which started April 1. There are 2 homeowner's who have not paid at all, and one with ½ payment. All are subject now to the late fee of \$50, which has been added to the balance due. If not paid in full by September 31, 2018, additional administration and filing fees will be added and a lien placed on the property.

There are 3 Homeowner's who have Aged Account Receivable balances, which are now being charged monthly interest on. Updated invoices will be going out to these 3 Homeowner's.

Maintenance: A clean up was done on the common area around McGregor Road pond (off of Rolling Greens Drive). Thank you to Bill Lanam who coordinated this clean up and worked on it, along with his wife Diana.

At the main entrance, in front of the gazebo, we have added 5 new rose bushes. Thanks to Bill and Diana Lanam and Hugh and Roxanne Adams for their help. Bill and Diana were helping water at least 2 times a day in that 90 degree heat!

Mulching was done around the base of our new street and legal signs and is now complete.

Hamburg Township Police Department has put their speed limit sign in the sub, at two different times in two different locations. Hopefully this will again remind everyone to drive slower. Speed bumps and additional signs are not an option. Please try to get license plate numbers and/or descriptions of the vehicles if necessary.

As a reminder, we do have by-laws regarding the parking of boats, trailers, RV's, skidoo's on trailers, etc in the driveways. Please refer to our By-laws (copy available on the web site). Parking of these are not allowed!

Reminder to Homeowner's and/or their lawn maintenance providers. PLEASE remember to blow off the curb/street edge of any grass and/or debris after each mowing. This ends up in the street and eventually in the drains, which costs money to have cleaned out.

Compliance: Any new construction....porches, decks, pools, landscaping, house painting, tree removal etc....MUST have plans submitted to the Board for approval from the Compliance and/or Architectural Committee.

Bill is still working on the retention pond drainage issues. The DEQ is reviewing his plans and submitted paper work. Thank you Bill for your dedication to this project and for the numerous hours and hours spent on this issue.

Bill and Dan have handled another compliance issue between two Homeowner's and are now working on a tree removal request. A tree removal request was also granted last month.

Thank you to my fellow Board members for volunteering to be on the Board and for all you do!!!!

Club House: Thursday night Deck night continues to be a nice gathering place to meet for music, food and friendship. Starts at 6PM. Our own Greg Johnson plays this week!!

Your Board Members are:

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Respectfully Submitted,

Roxanne Adams