

WHISPERING PINES CONDOMINIUM ASSOCIATION
FEBRUARY 19, 2019 BOARD MEETING

The board meeting was called to order by President, Roxanne Adams. Present were Bill Lanam, Dan Gee, Larry Novak and Rob Price.

Treasurer's Report: Checking account balance is \$55,384.79, savings account balance is \$21,519.74. There are 221 \$1,000.00 CD's that total \$221,000.00. There are two homeowners with aged account balances and one homeowner who still owes a late dues fee.

Several Homeowner's have contacted the Board regarding damaged mail boxes, due to snow plowing. This is being monitored by Dan Gee. We thank the Homeowner's for their patience!

Have you seen anything? Two of our new street posts have been hit in the last couple of weeks. The one at Tree Top Court and the one at Fairway Drive and Rolling Greens Drive. The replacement cost and installation of the pole is \$700.00.

Drainage: Bill Lanam reports all parts have been ordered and will be coming soon to get started on the pond drainage. Some of the snow needs to melt before we can call Miss Dig out again. Thanks Bill for your many hours on this project!!

In the next couple of weeks you will be getting notification of our proposed amendments. These three items are very important and need every home to be represented in their proxy vote. To be in compliance with our Master Deed, these new amendments are being proposed. One amendment is to have the Master Deed and Covenants more closely reflect the current billing process. The second amendment is to clarify our interaction with golfers and the correction of affected lot numbers. The third amendment is to update the Master Deed at the request of two lot owners who wish to make changes to their shared lot line definition.

FYI: Homeowner's with septic tank systems are reminded that they should have their tank pumped every 5 years or sooner, depending on the number of family members. If tanks are not properly maintained, it may lead to a drainage field failure, which could cost many thousands of dollars to replace. We have had this happen to some WPCA homeowners. Also note that if this situation occurs, many of those homeowners will be required to connect to the Hamburg sewer system. The township regulation requires that anyone with a field failure that is within 400 feet of an existing township sewer line will be required to connect to their system, also at the cost of thousands of dollars.

Our Annual Homeowner's meeting will be Tuesday, April 23, 2019. Please mark your calendar and plan on attending.

Respectfully Submitted,
Roxanne Adams

