

WHISPERING PINES CONDOMINIUM ASSOCIATION
REGULAR BOARD MEETING FEBRUARY 16, 2021

Our virtual meeting was called to order by President Roxanne Adams. Attending was Bill Lanam, Dan Gee, Larry Novak, Rob Price, and homeowner Jay Korn.

Jay has agreed to become our Advisory Board Member. Welcome Jay!

Secretary's Report: We discussed how we will conduct our Annual Homeowner's meeting, which we must have in April. More about that later.

Treasurer's Report: Checking account balance is \$52,782.80 and the savings account balance is \$21,541.27. The 252 CD's total \$260,435.00. There are 2 outstanding liens still in place.

Budget Preparation: At this point the meeting was turned over to our Comptroller, Bill Lanam, to explain his analysis of the required funding for the projected Road Repairs. The Board unanimously concurred with the plan to "Fully Resurface" our roads in 2030 and to replace the "Top-Coat" in 2050.

We then reviewed the 2020 expenses and the proposed 2021 Budget and the impact on the contributions to the Road Maintenance Fund. The result requires us to increase Annual Dues. The Board has been very mindful to keep costs as low as possible while meeting our commitments. Roxanne noted there have only been 3 increases of our dues in the last 25 years (2005, 2012 and 2013) totaling \$200.

To properly fund the Road Maintenance Fund, we need to increase our Annual Dues now. Dan Gee made the motion to raise the Annual Dues for 2021 by \$75 and \$25 per year thereafter. The motion was seconded by Larry Novak, with all in favor, none opposed. The Annual invoice, to be mailed to Homeowners next month, will reflect this increase from \$500.00 to \$575.00.

Thank you to Bill for his work on this analysis and to Dan for his input.

Administration of late fees: The Board agreed to change how to calculate Late Fees for Annual Dues not paid by June 30 of each year. These late fees will now be 10% of the Annual Dues versus the flat fee of \$50.

Reminders:

- No overnight street parking is allowed without prior Board approval.
- In addition to the current overnight parking policy, there is also no parking allowed on any street within WPCA during a “Snow Emergency”.
 - The compliance responsibility of the WPCA resident/co-owner extends to their family and guests.
 - Costs incurred by WPCA, for return visits of our snow removal vendor to remove snow due to an illegally parked vehicle, will be passed on to the offending WPCA resident/co-owner.
 - Homeowner’s should mark their property with the snow stakes for snow plowing every 30' on straightaway and 15' on curves. WPCA and Morrison Property Management will NOT be responsible for any damage at the curb edge, if not marked.
- Our By-Laws and FAQ can be found on our web page www.whisperingpinesofpinckney.com.

Thanks to my Board members who continue to work hard for WPCA!!

Please contact a Board member with any questions and/or concerns.

Your Board members are:

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Stay safe!

Respectfully Submitted,

Roxanne Adams