

WHISPERING PINES CONDOMINIUM ASSOCIATION
REGULAR BOARD MEETING MARCH 16, 2021

Our Zoom meeting was called to order by President, Roxanne Adams. Present were Bill Lanam, Dan Gee, Larry Novak and Homeowners Jay Korn and David Plait. Absent was Rob Price.

Treasurer's Report: Checking account balance is \$6,173.66, savings balance is \$21,541.27. Bill has cashed in some of the CD's as they have matured and purchased some replacements. Current holdings are 277 bonds for \$274,777.03, with Federal Government Obligation (cash equivalent of \$18,981.00, for a total investment of \$293,758.00.

The lien previously placed on Nathaniel and Holly Knebl's property has been paid and was removed. There is still one lien outstanding.

Homeowners were notified last month of the Annual Homeowners Dues increase to \$575.00, which goes into effect April 1, 2021. *We have an update to that.* After finalizing results from 2020/2021 budget and new FOMC inflation projections this week, we will be able to apply a level \$25/year increase in 2021 through 2047 without need of the initial larger \$75 increase in 2021 as previously announced. We plan to pause increases in the years 2048, 49, 50. Obviously that all depends on the status of costs at that time. Within the next day or two, you will be receiving your invoice in a mailing, and they are payable now. To avoid late fees, your dues must be paid in full by June 30, 2021. As always, the Board is willing to work an installment plan with a Homeowner having difficulty paying, but you do need to contact a Board member.

The Board was contacted by 4 different Homeowners regarding the dues increase, and it was further explained to them the need to do so. There has been general agreement that there was a need to implement increases.

Secretary's Report: Bill and I have been finalizing the budget and getting the paperwork together for the ZOOM ANNUAL HOMEOWNERS MEETING, ON APRIL 27TH, 2021, SCHEDULED TO START AT 7PM. Please check in by 6:45PM.

Annual Meeting. COVID 19 and the pandemic has caused us to again cancel the “In-Person” annual Homeowner’s meeting, so we will be conducting a Zoom meeting this year. This one is very important to record your vote for the appointment of the Board of Directors. Please keep alert to receiving information for this meeting and proxy votes which should come out in the next few days.

Welcome to new Homeowners of Lot 50, Jeanne and Chad Babcock.

Our exclusive provider “Bullseye Pest Defense” has sent out their invoices for mosquito spraying. \$160.00 for spraying May thru August. Contact Bobby Horton at 810-844-4865. This service really does work!!

Maintenance: Thanks to the Homeowners who put the snow stake markers along the curb edge this year.

Hugh and Roxanne took down the Christmas lights.

Compliance: Please note that as the weather has improved and people are out walking on our streets, the behavior of your pets has become more important. Pets are not to run free and/or be loud and obnoxious. We have had complaints of dogs intimidating walkers by charging and barking aggressively. We know that in most of these cases, the pets are harmless, but the walker may not know or sense that. Please be attentive to you pets when outdoors.

Thank you to the Homeowners who have inquired about home/property changes and/or improvements. Bill has handled 20 inquiries. Be sure also to use our web page for further reference.

www.whisperingpinesofpinckney.com

Thanks Bill for continuing to update this site.

Reminder to all “Any new construction....porches, decks, pool, landscaping, house painting, tree removal...etc...must have plans submitted to the Board for approval from the Compliance and/or Architectural Committee”.

Your Board Members are:

<u>Roxanne Adams</u>	<u>734-878-2409</u>	<u>rladams0927@yahoo.com</u>
<u>Bill Lanam</u>	<u>517-442-5400</u>	<u>bill.lanam@gmail.com</u>
<u>Dan Gee</u>	<u>517-861-6742</u>	<u>danieljamesgee@yahoo.com</u>
<u>Larry Novak</u>	<u>810-623-6583</u>	<u>larjan2591@gmail.com</u>
<u>Rob Price</u>	<u>517-256-4807</u>	<u>rwpricesr@comcast.net</u>

WPCA P.O. BOX 962, PINCKNEY, MI 48169

ZOOM ANNUAL MEETING, APRIL 27, 2021 7P.M.

DUES NEED TO BE PAID IN FULL BY JUNE 30, 2021 TO AVOID LATE FEES.