

WHISPERING LAKE TOWNHOME

BOARD MEETING MINUTES

MONDAY, MARCH 24, 2008

Board Members Present : Toni Winninger, Ray Reilly, Nancy Davey, Jackie Petit, Diane Pagoulatos

Homeowners Present: Five (5)

Management In Attendance: Debbie Nissen

The meeting was called to order at 7:00 p.m. and a quorum was established. The January minutes are to be amended and passed at the next meeting.

Financials: Nancy asked about the \$115. charge to open door of Unit #13302 and the \$483.98 water softener expense. Debbie will check into the lock expense and Toni explained we pay for shared water softening expenses with the Pines. Also question arose about the Veolia bill. Are we charged a constant rate, or a variable bill? We have been charged for extra resident refuse. Debbie will inform Veolia: Do not pick up extra volume unless there is a pick up order. Diane will send out notice informing residents rules and regulations about garbage pickups and procedures for extra volume pickups. Late assessments are few in number. Debbie will call those with late payments. Written notice will also be sent to these residents. Attorney will be called after 60 days. Financials were approved.

Pending Business: The President stated that we have saved over \$50,000 with the present snow removal contract, rather than the per-push type of snow removal contract. Discussion ensued that the crews were not properly supervised, and snow removal came late in the day, when residents were coming home from work.

Management Report: Manager Debbie Nissen gave snow removal report. A snow plow broke down and two trucks were sent out to replace the disabled one. This accounted for the delay in snow removal. She will convey the need for supervision and timeliness of the crews. Debbie will call the delinquent residents about the late assessments.

Website Update: Les Cieplinski gave a report that the website is established and up and running. The Board decided against a Board photo page, opting for

an introduction of officers and e-mail addresses. Ray suggested that a spot be designated for Clubhouse rental on the website. He stated that the website would provide announcements and news articles of interest.

New Business: Diane suggested we focus on several maintenance projects: Window well replacement and painting. Doug Kornfeld will be invited to the next meeting to discuss the possibility of doing this for us.

New Business (cont'd) :

Deck Repairs: Toni stated that all decks have been power-washed and sealed in 2006.

Repairs were also made on schedule previous to this procedure.. This is a bi-annual procedure. Discussion was held about researching non-toxic composite deck material, which might be more cost effective than yearly deck repairs.

Sump Pump Line Burial: We need to continue with the burial of sump pump lines and to check what buildings are scheduled for this project.

Light Bulb Replacement and Fixtures: Residents are encouraged to clean their fixtures twice yearly and are responsible for changing their light bulbs when needed. Diane will send a Resident Reminder about this.

Landscaping for Townhomes; / Exposed Sides of Buildings: Nancy and other members of the Board suggested the need for additional Townhome landscaping against the buildings. Toni stated this is an Umbrella issue. Nancy suggested we establish our own funding for this project to beautify the exposed bare areas. The President stated we should continue to strongly suggest this idea when Umbrella budgeting begins next year. The point was made who would maintain these shrubs? Presently homeowners are responsible for the maintenance of the strip by the garage and the space in front of the deck.

Homeowner Session:

Homeowner asks “ If there is a landscaping committee?” Yes.

Homeowner asks “When does the flushing occur?” The flushing is not done in winter.

In summer the lines are flushed every 6-8 weeks. Mr. M. Swanson takes samples of the water and flushes when samples require it.

Homeowner suggested many maintenance projects, which are timely to the buildings:

A To-Do List was drawn up to address the various projects for our buildings. The list follows on the next page.

Adjournment : Adjournment was at 8:35 p.m.

Respectfully submitted,
Diane F. Pagoulatos

