

Whiskey Creek Condo Association Board Meeting

June 15th 2011 via GoTo Meeting

Members present:

Kevin Bishop, Tim Snyder, Jim Krupinski, Jeff Armstrong, Chuck Colpitts, Melissa Reister

Kevin Bishop called the meeting to order at 9:00

Minutes Approval:

Tim read the minutes from the June 1st board meeting. The minutes were approved as read.

Treasurer Report:

Jim reported that we have opened a bank account with PNC. We have received the backup file and the accounting software from Rick. The accounting is set up and Jim is very comfortable with the software and how Rick has everything set up. Jim gave an update on the audit. Greg Gardner has the software and backup file and is estimating two weeks to complete. We're hopeful to have an audit report to present at the June 25th membership meeting. Jim will have a treasure report to read at the membership meeting. The treasurer report was approved.

Committees:

Harry Bourke who was our roads committees chair has resigned from the board. The board will follow the bylaws to fill Harry's vacancy by appointing a replacement to serve the remaining 2 years of Harry's term.

Melissa will take the maintenance committee. Tim will meet with Melissa and Ray Barrett to review how the maintenance was handled in the past.

Chuck gave a report on the bath house. He was very pleased with the turnout at the first meeting. A list of items that need repair was presented. Approval was granted to purchase the necessary parts to make the repairs with a \$100 limit. Kudos went out to Coleen and Richard Michael for their efforts in cleaning the bath house. Tim pointed out that a process needs to be established for taking the feedback from the committees and implementing an action plan on selected recommendations. Chuck will get with Coleste komer to investigate purchasing paper products for the bath house, possibly setting up an account for bulk purchases. Colleen called Pepsi about the pop machine and Pepsi will come and remove it. The pay phone is not wanted by Carr communication we can do whatever we want with it.

Kevin presented the ponds committee report stating the he spoke with Mark Barnette, the Logan township tax assessor. Mark said he would initially assess the land at \$1500 per acre which would increase our tax bill by \$990 annually. If we purchase the ponds for \$1000 per acre, we could petition his board to reduce the assessment to \$1000 per acre. Mark Lenz estimated that the insurance on the ponds would result in a \$200-

\$300 increase in premium. Kevin talked with Tony Lis, the business loan specialist with PNC in Ludington, and he indicated that we have several options; unsecured line of credit with 6.5% interest, with only the interest due monthly and paying the principle at anytime or a secured loan at 5.5 – 6.0% and a secured variable interest loan for 5–7 years at 5%. Kevin reviewed the Riparian rights it's our understanding that because our land does not border any of the ponds we have no rights to access the ponds. It was mentioned that in some past meeting minutes Mark Todd granted us lifetime access to the ponds. Kevin will review those minutes and discuss this issue with Mark.

Kevin motioned to NOT implement the practice of the board voting on topics via e-mail at this time. The motion was passed.

Old Business:

Kevin presented the tree issue that Larry Spicer brought to our attention. The concern is a dead limb that is hanging over Larry's driveway. It was exposed that the tree actually sits in the road and not on a lot and therefore we see the tree as a liability. Melissa pointed out that the structure of the tree is weak and suggest that the tree should be removed. Kevin and Melissa will investigate this issue this weekend.

Tim presented a cost matrix to evaluate the association doing our own snow plowing. This proposal includes additional insurance to cover any mishaps with the plowing and also adding an above ground fuel storage tank since the vehicle would not be licensed or insured for public roads. Melissa pointed out that there are some hidden costs for maintenance of the equipment that could be substantial and should be considered. Melissa will work with Tim to get a more realistic cost analysis for future review.

Jeff Armstrong left the meeting leaving 5 members in attendance.

Jimmy requested guidance on who pays for the coffee at the condo building. The rec committee will pay for the coffee and will put out a collection can near the coffee pot to collect donations. Jim asked about replacement key cost for the bath house and condo building key. The board approved a cost of \$10 for replacing each of the bath house and condo keys. Jim asked about the card reader lock maintenance. Tim will investigate if the maintenance of the lock has been done. Kevin noted that we are down to 8 bath house keys left. Kevin will get with Aroy and place an order for more keys.

The board granted approval for the following member request; Tim Snyder's annual retreat housing approximately 30 people from July 27th–31st. Melissa Reister to cut a compromised tree, rotting at the base, on her lot, 255.

Next meeting date set for June 22nd at 9:00 PM

Meeting adjourned at 10:32

Respectfully submitted

Timothy R Snyder

Recording Secretary W.C.C.A.