



Whiskey Creek Condo Association Board Meeting October 29th 2013 via GoTo Meeting

Board Members in attendance;

Kevin Bishop, Tim Snyder, Todd Miller, Greg Gardner, Harry Bourke, Jim Krupinski, Steve Parmeter

The meeting was called to order at 9:03 by Kevin.

September 12th Meeting minutes were approved.

Treasurer Report

Jim presented a list of 11 members that are outstanding totaling \$2994.38. Jim reported all of the apparel funds have been repaid. Kevin reported we have a few lots with liens in place. The follow up step to the lien is foreclosure on the unit. Each foreclosure will cost ~\$1400 each using an attorney in the firm of Thompson, Thompson and Glanville. We will update the two liens to capture all the outstanding funds. We will also add a lien on site 128 for \$315.

Lot 87

New owner has had a survey done and re-established the lot lines. We have sent a letter to lot 88 seeking compliance to remove two trailers from the unit. In the event of non-compliance, a motion was presented and passed to assess a fine equal to the current annual dues amount, currently \$125. An additional fine of \$50 will be assessed for each month of non-compliance. We are not seeking violations rather they are being addressed as they are brought to our attention. Several infractions were noted this season on lot 88; additional trailers were added without approval, a driveway was installed crossing our common element without a request, trailers are straddling lot lines & lot lines were altered.

Land Acquisition Study

Kevin reported findings with Arlin at Shelby State Bank. Based on a budget writ we could borrow 65% of the purchase price on vacant land. We would need to cover the 35% downpayment. An investigation of members loaning the 35% downpayment @ 5% interest will be pursued. The financing could be extended out as far as 20 years. The acreage cost is in the \$1100/acre price range. Taxes on the additional acreage is estimated at ~\$3500/year.

Roads/Snow Plowing

Randy is the same as he was last year and suggested we stay with Bill Grimm since we are happy with his service. Bill Grimm came back this year with a \$2/hour increase, \$45/hour. A motion was passed to retain Bill Grimm for snow plowing.

Outstanding funds/ tax sale

A discussion began on outstanding dues paid on a lot purchased at tax sale. The member feels he should not have paid these fees and is requesting a refund. Our position is our bylaws state all such fee shall be paid by the purchaser. At this point we will not spend money on an attorney seeking a professional explanation.

Rec n' Crew

The Rec n' Crew has some money they would like to contribute to the association via some improvements. They are requesting to remove the joint wall between the kitchen and the room in front of the furnace room opening the doorway. They would reinstall the cabinets along the wall including counter top. The request was approved. Some additional ideas were tossed out for future uses of their "extra" funds; installing concrete under the pavilion at the beech, purchasing weed killer for the ponds.

Rule Change

A motion was presented prohibiting pets and smoking in the bath house. The motion passed.

Variance Request

Cross / lot 28 & 29 has requested to construct a 20 x 40 "roof over" their trailer. The request was approved.

Bill Fenton, lot 227, is requesting to install a 12 X 16 mini barn. The request was approved.

Eric Bachamn is requesting to remove 2 trees on 171 for a driveway. The request was approved.

Harry Bourke is requesting to remove 6 trees on 172 for site expansion. The request was approved.

Budget review

The budget is looking pretty good. The propane at the bath house is killing us. We have a tree near the condo that is presenting a concern. We will investigate pricing to take care of the tree. \$2000 was allocated for bath house improvements. Tim will take the lead looking to get a new furnace and duct work and possibly some new plumbing fixtures.

Next Meeting; December 3rd.

The Meeting adjourned at 10:02

Respectfully submitted to you by,

Timothy R. Snyder

Recording secretary

Whiskey Creek Condominium Association

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