

# Whiskey Creek Condo Association

## General Membership Meeting

May 26, 2018

Board Members Present: Greg Gardner, Harry Bourke, Steve Parmeter, Jim Krupinski and Josh Bateson

The meeting was called to order at 9:00 by Greg Gardner for Todd Miller who was absent due to an illness in the family.

A sign in sheet was passed around.

W.C.C.A. apparel was offered for sale by the condo association. All proceeds will be used for projects within the association.

The road proposal was brought up by a member who wanted to discuss it before the ballots were due. Harry Bourke explained how the costs were an estimate for material, machine rental, and labor. We could not guarantee the cost would not increase over the 4 year proposal, but we would cover all the roads with millings within the next 4 years.

Steve Parmeter gave a report on the collection of dues for this year. Most of our members are paid up for the year. He also discussed that with the help of a lawyer we now only have 2 members who are over 2 years delinquent and we are in the process of foreclosing on their property. We have 10 members who have not paid for the last 2 years and we are in contact with them. The hope is that they pay before we have to take legal action against them because if we do they must pay legal fees which are about \$500 a person.

The brush pile in the back has been burned down for the year. Thank you Curt Beenen for completing that large task.

Ellen has been working with the forestry office to put together a plan for the acreage. The plan is 3 steps. First year remove invasive brush, second year plant trees, and third year plant native grasses and flowers. This is part of a grant that we have applied for. We will not find out if we receive the grant until next year. If we get the grant we will need to provide labor through work bees.

Steve Parmeter presented the budget. The budget is posted on the Whiskey Creek website.

There was a discussion about the dumpster. Members were reminded that the dumpster is not for large items and building materials. Large items get stuck inside the dumpster when it is dumped and block all the trash under them. Members must break items like cardboard boxes down into small enough pieces to fit through the dumpster doors. Large items and building

debris should be taken to the dump in town. One member discussed renting a roll-off dumpster for one or two weekends a year for large items. The board thought this was a great idea and is looking into it.

Two new families were introduced.

Harry Bourke presented the road report. He reported that we had more snow plowing than in the past due to the large amount of snow this year. Members asked why we had to keep the roads open all year. They must be plowed year round for insurance reasons. Harry grades the roads 3 times a year unless more times are needed. Harry plans to put millings down on more roads this year as his budget allows. We have yet to find someone to brine the roads.

We do not have a Recreation Committee this year because of lack of volunteers. There are no planned activities for the year. If you would like to plan an activity please contact Donna or Mandy and they will help you with how to get access to supplies/funds.

Thank you to Jean Budd for being the sunshine lady and sending cards to people.

Steve Parmeter gave the pond report. Jim Krupinski is the new chair replacing Steve as the chair for this committee. There is soon be a new dock on the pond near the overflow drain near the dyke. It will have a walkway and ladder and will be for fishing. Weed control was put in the pond to help control the weeds. The pond committee is in desperate need of volunteers. Please let Jim know if you can help.

The Mason County first responders are requesting that every lot have an address pole, particularly those who live here full time. They have a hard time finding their way in Whiskey Creek.

Question and Answer Section:

Several members said that the temperature in the women's shower was to cold. Steve and Greg were to fix them after the meeting.

A member asked if the missing toilet stall would be repaired. The answer is yes when time and money allows.

A member brought up how to secure the dumpster from non-members. A fence around it, locks, and cameras were discussed.

A member brought up maintenance of the grounds. We do not have a grounds keeper. Every member must help with maintenance. If you have a few minutes in your weekend please help cut grass, weed whip, pick up around the dumpster, or dump the trash by the lake.

The memorial service is at Belva's lake at 2:00. Thank you to Anna and Josh Bateson for providing lunch for the veterans today after the service. Thank you Tonya Wigger for facilitating the veterans from the Pentwater VFW.

There was a long discussion on the \$5 fee in the water district and why it is needed. The \$5 goes to pay for spring turn-on, winter shut down and the required air compressor rental, replacement of shut-off valves in the bath house related to the condo water district, and repair of underground water lines that pass under our roads and other common areas. It was emphasized that the well and the bath house are general common elements and are maintained for the use of all members whereas the water system is a limited common element that only supports those lots that are noted in the deed as part of the water district.

Members were reminded that meeting minutes will not show up online until they are approved at the next board meeting. This should be within a month in the spring and summer, but will be longer in the off season when the board does not meet as often.

The vote results were announced by Rick Daniels. The board members were running unopposed so they were reelected. The road millage was defeated. The proposal to waive having a certified audit of the books passed.

Election Results Are Summarized Below:

	# Members	# Ballots	%	Comment
Quorum?	170	93	55%	Quorum is 35% so had a quorum.
	# Lots	# Yes Votes	%	Result
Audit	299	174	58%	MCL 599.157 Requires A Majority of Owners So Audit Opt Out Passes
Roads	299	66	22%	Assessments Require 67% Approval so Road Assessment Fails

The board members for 2018-2019 are as follows:

Todd Miller-President

Steve Parmeteer –Treasurer

Greg Gardner-Secretary

Jim Krupinski

Tim Snyder

Josh Bateman

Harry Bourke

Meeting adjourned 10:59

Respectfully Submitted

Greg Gardner

