

Whiskey Creek Condo Association
General Membership Meeting
May 2016 - R Place

Board Members present: Jim Krupinski, Tim Snyder, Erik Bachman, Todd Miller, Harry Bourke, Greg Gardner, Steve Parmeter

The meeting was called to order at 9:05 by Greg

Two sign in sheet was passed around for establishment of a quorum. Currently we have 165 members and a quorum is 58 members. Greg announced for those members who are delinquent in their dues could attend the meeting but their voice would not be heard nor would their vote count towards electing new board members.

Tim will hang around after the meeting to program fobs

W.C.C.A. apparel is being sold by the association. Thanks to Coleen and Rick Michaels for their efforts in selling the apparel. All proceeds will be used for needy projects around the association. Orders can be placed if interested.

Recognition of the Rec 'n Crew; Donna O'Connell, Celeste Kommer, Mandy Miller, and their guys; Mike, Mike and Todd, Jean Budd and anyone else that has been missed for their outstanding efforts and all they do for us. Thank you, thank you!

The weekend schedule was presented. Thanks to Ray & Mary Barrett for putting together the memorial service. Ray Barrett presented the Memorial Service schedule. Ray asked for volunteer to participate in the service. Ray also is looking for an individual to shadow him if they are interested in potentially taking over the planning and implementing of the service in the future. Thanks to the Pentwater VFW for their participation.

Many thanks were handed out;

- The bath house/campground water start up.
- R Place; Mike & Donna O'Connell, Kim and Gary Brady for doing the floors.
- Roads; Harry Bourke

The trail pass stickers were explained and members were asked to use the stickers on their vehicles they plan to run on the acreage. The purpose is to be able to identify the vehicles out there and those without a pass should be questioned and if so, asked to leave and informed they are trespassing on private property.

New Members were welcomed.

Elections

Greg announced we have two vacancies on the board this year; Harry Bourke and Todd Miller. Greg asked for three volunteers to count ballots, Kim Gardner, Jill and Rick Daniels. Greg laid out the expectations of a board member and the meetings being held monthly. Todd Miller and Harry Bourke were nominated and both accepted the nominations. There were no other nominees and therefore ran unopposed.

Greg presented the bath house upgrades including new doors, water bladder tanks being added and the well pit being filled in. New hot water heaters were installed. Greg mentioned we still have a little work to do including fob locks for the doors and new shower valves. Greg explained the bladder tanks and controls being moved into the bath house gives easy accessibility for the start up, shut down and emergency shut downs of the water district. Todd explained the need for new hot water heaters was due to a failure of one heaters and the other being full of sediment.

Greg reported the addition of electric service at the pond pavilion with the service being turned on hopefully by the 4th of July. Kim Gardner explained we may have issues making the 4th deadline due to paperwork being a slow process with the county.

Greg explained we had two parcels that were not part of the association that were held by Mark Todd and he was not paying the taxes. His intent was to let them go to tax auction. One parcel is adjacent to the west of lot 43, and the other is adjacent and west of lot 129 which provides us access to the Federal land to our south. Tim asked Mark to quit claim the parcels to the association and Mark agreed. We paid the taxes and spent ~\$150 on paperwork. These parcels are now part of the association and are common elements. Some discussion was held on the need to identify the location of the Federal Land access lot.

Bulk mail was an issue this past year and required us to obtain a domain name and an email address. Basically the issue was the email providers were looking to verify the senders as "real" mail and not spammers. We have a new domain; whiskeycreekcondo.com with the old .weebly domain is still functioning and being directed to the new .com site.

Greg gave an update to the well and septic permitting issue. Steve filed the amendment to our master deed and permitting is now possible with on site approvals being required. Steve commended Matt Fornier for his efforts in clearing this up. Steve explained we got this cleared up at now cost other than the \$18 or so dollars to file the amendment with Matt's help. He went on to say without Matt's help we were quoted \$10,000 to get the process started from West Shore Engineering. So, we're very fortunate.

Steve rolled out the property pay down concept, explaining our note at the bank is at 5% interest and dividing the balance by the numbers of lots gives an amount each lot could pay. If they chose to participate in the pay down program, their yearly dues would be credited over the next twenty years. Multiple lot owners have the flexibility to pay over multiple years with the amount of deduction being reduced accordingly. Interest would be included in the amount credited. Kevin Bishop explained we have a 5 year note and we would need to refinance in 3 years time. Kevin praised the plan but expressed his concerns of the long term accounting. A side discussion ensued as to how the acreage is filed with the county. Greg explained it is a stand alone property titled in the association's name and governed by our rules. Melissa expressed the need to have all the property held by the association be added to the master deed through an amendment. Greg assured Melissa we would move ahead with the amendment.

Greg explained we made a change to the snow plow contract mid season which resulted in a suit being filed against us. Greg drove in from Toronto to attend court meeting with Harry. The case was dismissed. Harry and Greg were thanked for their efforts.

Steve presented the budget report stating we did go over budget a bit due to some road repair. Steve printed the budget and posted it on the board for review. Steve also explained how to interpret the budget format. Tim explained the budget is posted on the website and below. [Click her for 2016 Budget](#). Kevin Bishop expressed his disappointment in the board exceeding the budget. Kevin also called for the budget to be delivered to the membership in the timeline laid out in our bylaws. The board agreed to hold to the guidelines. The budget is attached to these minutes. Bill Fenton questioned if the property pay down monies could be used for other debts. The board assured the money was only to be used for the note. Harry Bourke apologized for going over the budget explaining it was a time and chance situation and he was unclear on the amount available. Many thanked Harry. Steve talked about some billing errors and

request members did not send nasty letters but instead call and discuss the issue or use email. Steve also mentioned he has been contacted and there was no way to contact the member. Please keep your contact information and billing information up to date. Steve reported we have ~\$12,000 in uncollected dues to date this year with a few payments being made today. Kim Garden reported her attempts to change the trash dump days was unsuccessful stating our trash day, Thursday, is not changeable. Thursday is our only option for trash and Republic is our only contractor option. We entered into a three year contract which will minimize our increases and also reduce our monthly billing nearly \$100. Kim pleaded to minimize the the volume going in to the dumpster giving an example of collapsing cardboard boxes to occupy less space int he dumpster. The dumpster is for household trash.

Bill Fenton gave a nice story about his experience with a similar association in Indiana called the saddle club. Bill stated they were faced with a difficult decision of raising dues and because they chose not to raise them they had to sell the club. Bill praised the board for their efforts in running the organization. Thanks Bill for your vision. Steve continued, calling on volunteers to help out with work around the creek. Without volunteers we'll be forced to hire out more work. The more we hire, the more it cost and the dues would have to be increased and so goes the snowball. Harry thanked Gene Johnson for his assistance in repairing a hydrant leak during the campground water start up. Much discussion was centered around organizing work bees and how to get people involved.

Mandy presented a year in review from the Rec 'n Crew; Tour de camp fire, cotton candy, turtle races on 4th of July, decorated floats, Chili cook off, pizza in Vegas, tons O fun! Mandy stated; donations made, fund events and improvements and last year purchased new picnic tables, a memorial bench and plaque which will be sitting on concrete pad near pavilion at the pond. This year's projects are to be determined. Mandy presented the budget; ~\$3000 outgoing cost, starting with ~\$800, taking in ~\$4000 and starting this year with ~\$1400. The increase is due to lack of capitol acquisitions last year. Mandy solicited dealers (for the poker run) and participants stating it should be more organized. Outreach; Veterans meal/picnic lunch. Thanks Mandy and Rec 'n Crew.

Bob reminded everyone about the pond committees pot luck at R Place. Kim Brady stated the proceeds from the 50/50 will help fund projects at the beach. Kim is also auctioning off a skid/pallet flag. Steve presented the pond committee purchased an old pontoon boat and is fashioning it into a swim raft to be anchored in the pond. The other half of the boat will be set as a fishing pier near the spillway in Belva's Pond. Thanks were given to George Wigger for finding the pontoon. Carly Wayne donated another pontoon for use at the pond. Thanks to the Wayne's.

Greg reminded us on the location of the brush pile out on the acreage.

Greg reminded everyone to be safe on their atvs and toys.

Open Floor;

Ray Barrett reminded us the VFW will be selling Poppies. Donations are much appreciated.

Jean Budd is looking for members to update their contact information. Jean offered to keep the contact list updated.

Mary Barrett gave praises to Jean Budd for her efforts as our sunshine lady. Yeah, Jean!

Tim announced we did not achieve a quorum.

Harry talked about the proposed beach expansion and explained it's location on the north east corner of Rum Rummors pond. He termed it a recreation area with parking. Harry looked for member approval by a show of hands. Having a beach off the road would be a good idea. Concern was raised about the beach/

rec area idea did not come from the pond committee. Steve explained Harry was looking for members thoughts on the idea and to think it over.

Tim announced the new officers; Greg Gardner remains President, Tim Snyder will continue as recording secretary and Steve Parameter will continue as treasurer.

Meeting adjourned at 11:36

Respectfully submitted

Timothy R Snyder

Recording Secretary W.C.C.A.

Yearly Budget 2016

| projected 2016 cost | total 2015 cost | Total Difference |
|---------------------|-----------------|------------------|
| 56,545.00 | 50,546.44 | 4,566.56 |

| Condo building | 2016 budget | 2015 cost | Difference |
|---------------------|-------------|-----------|------------|
| Electricity | 1,300.00 | 1,294.61 | 5.39 |
| Gas | 900.00 | 869.36 | 30.64 |
| Carr | 625.00 | 605.07 | 19.93 |
| Janitorial supplies | 300.00 | 309.83 | -9.83 |
| Furnishing | 0.00 | 0.00 | 0.00 |
| building | 250.00 | 0.00 | 250.00 |
| Fob | 50.00 | 147.69 | -97.69 |
| Trash | 4,500.00 | 4,269.40 | 230.60 |
| Other | 0.00 | 0.00 | 0.00 |
| Other | 0.00 | 0.00 | 0.00 |
| Other | 0.00 | 0.00 | 0.00 |
| Total | 7,925.00 | 7,495.96 | 429.04 |

| bath house | 2016 budget | 2015 cost | Difference |
|---------------------|-------------|-----------|------------|
| electric | 675.00 | 655.40 | 19.60 |
| Gas | 600.00 | 593.41 | 6.59 |
| keys | 50.00 | 36.80 | 13.20 |
| Maintenance | 5,000.00 | 1,694.32 | 3,305.68 |
| janitorial supplies | 500.00 | 414.73 | 85.27 |
| water | -170.00 | -169.21 | -0.79 |
| other | | | 0.00 |
| other | | | 0.00 |
| Total | 6,655.00 | 3,225.45 | 3,429.55 |

| Roads | 2016 budget | 2015 cost | Difference |
|----------------|-------------|-----------|------------|
| Improvements | 5,000.00 | 9,795.53 | -4,795.53 |
| summer grading | 3,000.00 | 2,056.25 | 943.75 |
| winter plowing | 3,000.00 | 2,623.00 | 377.00 |
| Other | | | 0.00 |
| Total | 11,000.00 | 14,474.78 | -3,474.78 |

| Member service | 2016 budget | 2015 cost | Difference |
|----------------|-------------|-----------|------------|
| Sunshine Fund | 50.00 | 50.00 | 0.00 |
| condo parties | 1,500.00 | 940.54 | 559.46 |
| VFW donation | 50.00 | 50.00 | 0.00 |
| Total | 1,600.00 | 1,040.54 | 559.46 |

| Common Element | 2016 budget | 2015 cost | Difference |
|----------------|-------------|-----------|------------|
| maintenance | 300.00 | 302.80 | -2.80 |
| equipment | 300.00 | 235.75 | 64.25 |

| Projected Income | |
|--------------------|-----------|
| projected dues | 56,545.00 |
| reimbursed expense | 0.00 |
| Extra income | 0.00 |
| Total income | 56,545.00 |

| Actual Income | |
|--------------------|-----------|
| actual dues | 56,545.00 |
| reimbursed expense | 0.00 |
| Extra income | 0.00 |
| Total income | 56,545.00 |

| | |
|-------------------|------|
| Projected balance | 0.00 |
| Actual balance | 0.00 |
| Difference | 0.00 |

| Board Expense | 2016 budget | 2015 cost | Difference |
|----------------------|-------------|-----------|------------|
| Online meeting | 250.00 | 241.68 | \$8 |
| postage | 300.00 | 273.58 | \$26 |
| Office Supplies | 500.00 | 453.32 | \$47 |
| Check Printing Fee | 55.00 | 56.26 | -\$1 |
| Reserves | 1,500.00 | 0.00 | \$1,500 |
| Pot. Beach Expansion | 3,500.00 | | \$3,500 |
| Other | | | \$0 |
| Total | 6,105.00 | 1,024.84 | \$5,080 |

| Other | Projected Cost | Actual Cost | Difference |
|-------|----------------|-------------|------------|
| Other | | | \$0 |
| Other | | | \$0 |
| Other | | | \$0 |
| Other | | | \$0 |
| Other | | | \$0 |
| Other | | | \$0 |
| Other | | | \$0 |
| Total | 0.00 | \$0 | \$0 |

| Other | Projected Cost | Actual Cost | Difference |
|-------|----------------|-------------|------------|
| Other | | | \$0 |
| Other | | | \$0 |
| Other | | | \$0 |
| Other | | | \$0 |
| Other | | | \$0 |
| Other | | | \$0 |
| Other | | | \$0 |

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