

Whiskey Creek Condo Association
General Membership Meeting
May 27, 2017 - R Place

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

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

Two sign in sheet were passed around for establishment of a quorum. Currently we have 168 members and a quorum is 59 members. Greg announced 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.

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. Also Jean Budd for handling the sunshine committee detail, 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 and Master Sergeant Tonya Wigger for putting together the memorial service. Ray Barrett presented the Memorial Service schedule. Ray asked for volunteer to participate in the service. 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. Greg solicited for help cleaning the bath house.
- 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 three vacancies on the board this year; Tim Snyder, Bob Blackport and Erik Bachman. Kim Gardner, Deb Hinkle and Roberta Lemieux volunteered to count ballots, THANK YOU. Greg laid out the expectations of a board member and the meetings being held monthly. Jimmy Krupinski, Tim Snyder, Bob Blackport and Josh Bateson were nominated and accepted the nominations.

Greg went over some upgrades from last year; expansion of the beach, a fishing dock was added, operational electric at the beach pavilion and an added bar to the pavilion.

Greg discussed the need to have each and every lot identified at the street with the address of the lot as outlined by the Equalization department. He noted this was necessary for first responders.

Greg discussed with Steve's help the function of 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.

Steve presented the Treasury report. Steve also explained how to interpret the budget format. Tim explained the budget is posted on the website and below. [Click here for 2016 Budget.](#)

Mandy presented a year in review from the Rec 'n Crew;

Financials;

Beginning Balance - \$1344.86

11 Breakfast Serving 510 people generated \$1882

6 Events; Tour de Campfire, Family fun Day, Cook off & Pot luck, Spaghetti Dinner, Pizza and Vegas Night, Halloween Party

Outreach & Acquisitions;

Veterans Luncheon, Hay Wagon - \$501.52, Freezer \$700.00

Check our calendar for this years events.

Mandy also reported this is the last year Mandy, Todd, Donna, Mike, Celeste and Mike will be running the Rec n' Crew. They are looking to mentor any and all that are interested in picking up the torch and continuing this great committee serving and organizing events for the association.

Bob presented a pond committee report.

Greg reminded us on the location of the brush pile out on the acreage and explained we moved it just to the west due to the current location being overburdened. We will try to get it burned down this winter.

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

Open Floor;

Tim announced we did not achieve a quorum.

Tim called the meeting back to order and Kim Gardner announced the new Board Members; Jim Krupinski, Josh Bateson and Tim Snyder returning.

After a brief board discussion, Tim announced Todd Miller as the new President and thanked Greg Gardner for his term as President, Tim Snyder will continue as recording secretary and Steve Parameter will continue as treasurer with the assistance of Jim Krupinski.

Meeting adjourned at 11:15

Respectfully submitted

2016 Budget vs Actual

Budgeted cost	Total Actual Cost	Total Difference
60,882.70	58,969.73	1,912.97

Condo building	Budgeted Cost	Actual Cost	Difference
Electricity	1,300.00	1,092.56	207.44
Gas	900.00	374.87	525.13
Carr	625.00	826.25	-201.25
Janitorial supplies	300.00	763.53	-463.53
Furnishing	0.00	0.00	0.00
building	250.00	61.17	188.83
Fob	50.00	0.00	50.00
Trash	4,500.00	4,166.93	333.07
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	7,285.31	639.69

bath house	Budgeted Cost	Actual Cost	Difference
electric	675.00	1,068.00	-393.00
Gas	600.00	285.52	314.48
keys	50.00	122.24	-72.24
Maintenance	6,500.00	6,561.45	-61.45
janitorial supplies	500.00	752.58	-252.58
water	0.00	-253.01	253.01
cleaning service	0.00	0.00	0.00
other	0.00	0.00	0.00
Total	8,325.00	8,536.78	-211.78

Roads	Budgeted Cost	Actual Cost	Difference
Improvements	5,000.00	5,583.36	-583.36
summer grading	3,000.00	650.00	2,350.00
winter plowing	3,000.00	2,194.50	805.50
Other	0.00	0.00	0.00
Total	11,000.00	8,427.86	2,572.14

Member service	Budgeted Cost	Actual Cost	Difference
Sunshine Fund	50.00	0.00	50.00
condo parties	1,500.00	1,199.51	300.49
VFW donation	50.00	50.00	0.00
Total	1,600.00	1,249.51	350.49

Common Element	Budgeted Cost	Actual Cost	Difference
maintenance	300.00	239.98	60.02
equipment	300.00	49.26	250.74
playground	100.00	0.00	100.00
taxes	6,500.00	8,540.62	-2,040.62
Insurance	2,000.00	2,002.00	-2.00
septic tank cleaning	200.00	0.00	200.00
pond maintenance	4,200.00	5,274.37	-1,074.37
Land Payment	10,272.24	10,500.00	-227.76
Pond electricity	1,432.00	1,277.67	154.33
Total	25,304.24	27,883.90	-2,579.66

Legal	Budgeted Cost	Actual Cost	Difference
Attorney	1,359.76	0.00	1,359.76
property liens	56.00	0.00	56.00
licenses and permits	40.00	190.00	-150.00
Total	1,455.76	190.00	1,265.76

Projected Income	
projected dues	56,735.00
Actual dues	59,081.83
actual Cost	58,969.73
difference	112.10

Board Expense	Budgeted Cost	Actual Cost	Difference
Online meeting	250.00	241.68	8.32
postage	300.00	145.94	154.06
Office Supplies	500.00	353.89	146.11
Check Printing Fee	55.00	0.00	55.00
Domain name	0.00	88.90	-88.90
service charge	0.00	18.26	-18.26
Other	0.00	0.00	0.00
Total	1,105.00	848.67	256.33

Other	Budgeted Cost	Actual Cost	Difference
land principal payment	4,107.46	4,107.46	0.00
porta jon	0.00	380.00	-380.00
early land payoff due	60.24	60.24	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Total	4,167.70	4,547.70	-380.00

Other	Budgeted Cost	Actual Cost	Difference
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Total	0.00	0.00	0.00

Other	Budgeted Cost	Actual Cost	Difference
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Total	0.00	0.00	0.00

Other	Budgeted Cost	Actual Cost	Difference
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Total	0.00	0.00	0.00

Other	Projected Cost	Actual Cost	Difference
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Total	0.00	0.00	0.00

Other	Projected Cost	Actual Cost	Difference
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Other	0.00	0.00	0.00
Total	0.00	0.00	0.00

Timothy R Snyder

Recording Secretary W.C.C.A.