

WHA Board - January 25, 2023 meeting minutes

Present: Michele Maley, Matt Maley, Melanie Gumz, Chuck Cheek, Jon Schrag, Richard Keeling, Scott Smith, Holly Waters, John Igrisian (all Board members present)

Meeting called to order 7.01PM

President's Report

The HOA Annual Meeting will be held Monday May 1 at 8PM. A room at the Township Office has been reserved. Notice of the annual meeting will be mailed to in April. The letter regarding rodent issues, provided by Canton Township, will be included with the meeting notice.

Upgrades for Cottonwood Hollow park contained in the 2023 budget include a picnic table, and a surface for the picnic table. Michele will request a quote from Rainfall Landscaping to install large paving blocks as the surface for the picnic table.

The board preferred a round, vs rectangular, picnic table. Additional research will be done prior to making final decision.

One additional sign, to advise those who enter the subdivision that vehicles should not be left on the street when snow clearing conditions exist, has been ordered. This will be placed at the entrance at Warren.

The accountant who has been doing the HOA tax return and reviewing the books provided a quote of \$995 to prepare taxes this year. This is the same cost as last year, i.e. no cost increase. A motion to retain the accountant to prepare 2022 taxes was made by Melanie, seconded by Scott, and unanimously passed.

Michele reported that Township engineer Charles Larocque had contacted her, to advise that the list of road repairs submitted for consideration in the next cycle exceeded the budgeted amount for that cycle. The Township requested that the board prioritize the areas that need to be repaired in the 2023 cycle of road repairs, and defer the remaining areas to the 2024 cycle. Charles also stated that Canton Township would receive a credit for repairing pavement around sewers. WHA HOA is currently subscribed for two cycles of road repairs, but only one cycle will be completed in 2023. Canton Township has contracted with Spalding Dedecker to estimate repair cost. The board reviewed the map provided by Spalding Dedecker, showing the estimated size of pavement area to be repaired, and discussed prioritization. The board decided that the area on Barchester east of Foxthorn should be addressed in 2023. Michele will contact Charles Larocque and request that each repair site on the Spalding Dedecker map be priced individually, to assist the board in making the final determination of repair sites for the 2022 cycle.

In recognition & appreciation of the work done by the Treasurer in 2022, especially setting up electronic payment of membership dues, providing technical support to residents who wish to use electronic payment, expeditious handling of status letters for residents selling their homes, and mailing account statements in a timely and accurate manner, Melanie made a motion to provide a \$500 gift card to Matt, which was seconded by Richard. The motion was passed unanimously, with Michele & Matt abstaining.

Vice President's Report

Chuck will review the bench in Cottonwood Hollow and report if replacement of the bench at the basketball park is needed (doubtful), or if repairs will suffice (most likely).

Secretary's Report

Melanie reported that the HOA Board minutes are up to date.

Treasurer's Report

Matt provided more details on how the launch of the new Clover electronic payment system has gone. The link seems to work more reliably than the QR code. When residents experience issues with the QR code, Matt recommends they use the link. There was a one time fee of \$99 to begin using the Clover system. Matt also purchased a low cost app to upload all the addresses in the HOA. The HOA bills by address, not name. Clover requires the input of the resident's address, as part of the payment process. The HOA is passing along the fees

(\$2.50) for processing the payments, to the resident.

Account statements will not be mailed until after Jan 1, going forward, as any payments received (electronically) before January 1 present a bookkeeping issue.

171 dues payments have been received, approximately 20 of those payments were made electronically.

\$800 for status letters has been collected.

A multi-year dues payment was collected recently.

The next board meeting will be held in March.

The meeting was adjourned at 7.41PM.

Respectfully submitted
Melanie Gumz