

WHA Board Meeting Thursday 9/16/21

Meeting was called to order at 7PM, with the following members present via Zoom.

- Michele Maley
- Matthew Maley
- Chuck Cheek
- Scott Smith
- John Igrisan
- Rick Keeling
- Melanie Gumz

Old Business

Subdivision road repairs

Canton Township has cashed check for 2022 road repair program.

The board is currently gathering recommendations for road areas that should be considered 2022 program. Budget is limited, the goal is to arrive at a consensus for the candidate areas.

With respect to road responsibility, Hanford Road is out of scope as it has already been repaired by township.

Michele will discuss responsibility for pavement around storm drains with township - it is not clear if the Township will repair those areas without matching funds from HOA. The areas around storm drains are a concern, due to cracks & pavement deterioration. 7039 Willow Creek was called out as an area for review.

An area between Foxthorn & 42443 Barchester, on the south side, was identified as having a pavement gap of several inches and needs further review.

Road repairs completed this summer have been reviewed and HOA board is satisfied with the work performed.

Laurel Woods Park

The HOA is continuing discussions with Bainbridge Apartments, regarding opportunities for improvements in the Laurel Woods Park. WHA has an existing multi-year agreement with Bainbridge Apartments, allowing Bainbridge Apartment residents use of the park. Bainbridge Apartments management has proposed several ideas for the park, including a dog park, an outdoor kitchen, improved walking paths, new tree plantings, and gazebo or trellis, and is willing to divide cost of improvements evenly between the two parties. The HOA board would like to continue the agreement with Bainbridge Apartments, and is actively considering the improvements that have been proposed.

- Outdoor kitchen - The HOA board is concerned that an outdoor kitchen may experience maintenance issues and be difficult to upkeep.

- Dog Park - The HOA board agreed to investigate the proposal for a dog park further; however, WHA insurance carrier, Auto Owners Group, informed the HOA that it would not continue to insure WHA if a dog park was installed at a WHA park.

Michele will reach out to the apartment management to discuss whether there is preference for improved walking paths, or new tree plantings, and see if one of these ideas could be pursued in the spring, once the majority of 2022 dues are collected and financial situation of HOA for the next fiscal year is known. The gazebo is of interest, but may require further financial planning. The question of which option would be most effective for improving park esthetics is a consideration.

Cottonwood Park

Grass is cut, path off Devon Lane is clear of brush and trash.

Grass is beginning to grow through mulch around swings. Matt will contact Jerry to ask for weed/grass spray to be applied. More mulch may be needed (this area was just mulched in Spring 2021).

The basketball nets are in need of replacement, Scott stated he has purchased two nets and will handle replacing the nets (thank you Scott!)

Contracts

Grass cutting contract is a two year contract, now in 2nd year, hence will need to be renewed. Matt to reach out to Jerry from Rainfall in January to see if same pricing as current can be offered.

Snow plowing is a three year contract, now in 2nd year.

Tax Return

CPA is still in process of completing annual review, has requested additional information (software books) to complete review. CPA bill will be paid for services related to 2020 return, upon completion of the review and receipt of CPA report.

New Business

HOA board openings – Since Elizabeth stepped down in July an old board member has shown a possible interested in joining the board again. That person will let the board know by January if he will join the board or not. Anyone else interested should contact board president. Michele is aware of interested parties for these openings.

Treasurer

Late notices were mailed in August, resulting in HOA receiving payment of \$1211, to clear a lien against the property for delinquent HOA dues.

Current year unpaid dues on 27 properties, a decrease of two properties (was 29 properties)

Current financial status, and planned/budgeted expenditures, were reviewed. The largest planned expenditure is for snowplow services, in the amount of \$10,000. This will be split into three payments.

The meeting adjourned at 8.05PM.