

Board Meeting September 22, 2022

Thursday, September 22, 2022 6:51 PM

Present: Michele Maley, Matt Maley, Melanie Gumz, Chuck Cheek, Jon Schrag

Not present: Richard Keeling, Scott Smith, Holly Waters, John Igrisian

Meeting called to order 7.06PM

Old business (updates since last Board meeting in June):

1. Board agreed to cover the cost of printing & mailing letter from Canton Township regarding rodent control recommendations. All residents are encouraged to read and follow recommendations. Letter has also been posted to Nextdoor and Facebook HOA sites. Cost to HOA for printing & mailing letter: \$524
2. The pavilion at Laurel Wood Park has been constructed by Bainbridge Apartment management, and two picnic tables installed on new concrete. HOA's portion of the bill has been paid to Bainbridge Park. HOA share, at 50% of final cost for these improvements, was \$6000.
3. A snow cone social was held on August 20 in Cotton Hollow Park, and was attended by 50 -70 people. Cost to HOA: \$200 for Kona Ice Truck. In addition, reusable signs were purchased at cost of \$147.75. There is a desire to hold a similar event in 2023.
4. Fordham Green Apartment main office has responded to Michele's request to address concern with tree located along the walkway between Fordham Green Apartments & Wedgewood, encroaching the walkway. Fordham Green has taken actions to have the encroaching tree trimmed, and also removed another tree. There was no cost to HOA, as trees were on Fordham Green property and therefore responsibility of FG.
5. Canton Township has reached out to Michele for list of road areas within the subdivision which are identified as candidates for repair. WHA has signed up for the next 2 cycles of repairs, in the Canton Township match program, as this is the best way to maximize the amount of work that can be accomplished. Within each cycle, \$50,000 of work can be completed, with a cost to the HOA of \$2500/cycle. The HOA has paid its share to the Township (\$5000) for two cycles.
6. Additional dirt, mulch, and gravel have been added under the playscape and swings at Cotton Wood Hollow Park. Cost to HOA: \$2750

New business:

1. Michele proposed that the Board consider ordering signs to advise residents that street parking is not allowed when snow removal conditions exist. Rainfall Landscaping, the HOA's snow removal contractor, cannot perform adequate snow removal and properly serve residents when cars are parked on the street and impede with Rainfall's snow plows. At least six signs are needed, to cover all entrances to the subdivision. Michele shared several proposals for signage. Board preference was for "No parking on street when snow removal conditions exist" messaging on signs
 - a. Board requested that Michele obtain quotes for metal or vinyl signs with preferred messaging
 - b. Board requested that Michele investigate if permission is needed to mount signs on existing sign posts, as these sign posts may be owned by the County
 - c. Board requested that Michele contact Township for any feedback or concerns with the contemplated approach
 - d. Board will re-visit this topic, & associated cost, at next meeting
2. Michele recommended consideration be given to budgeting money in 2023, for purposes of installing a heavy duty picnic table in Cottonwood Hollow park, similar to the picnic tables installed in Laurel Woods park. The Board discussed using patio blocks as the foundation upon which to place the picnic table, to avoid expense of having concrete poured. The Board

unanimously agreed to place the proposal to purchase and install a picnic table in Cottonwood Hollow park on the 2023 budget.

3. Workman's Compensation premium has been paid, for policy that goes from September to September. If no claims are made, the HOA receives a refund. The purpose of the policy is to cover contractors who perform work on HOA property; currently, the only contractor who performs work of this nature is Rainfall Landscaping. The policy premium is \$516.
4. HOA tax returns have been prepared by CPA, signed by Michele, and sent to State of Michigan.
5. Annual financial review of HOA finances has been completed by CPA, and report provided to the HOA.
6. A resident on Ardsley has raised a concern to Michele about an overgrown area on HOA property, bordering Laurel Woods park north of Ardsley, that may be harboring rats. The Board unanimously approved Michele obtain a quote from Rainfall Landscaping to remove the overgrowth.

Vice President's report:

1. Chuck reported he has inspected additional dirt, gravel, and mulch added to play areas at Cottonwood Hollow park, improving these areas
2. One basketball hoop is beginning to lean and rise up from the ground, and repairs may be needed next spring.

Secretary's report:

1. Nothing to report.

Treasurer's report (covered by Michele):

1. A reminder letter to any residents still owing dues will be sent out soon.
2. There are no residents owing three or more years of dues - this is good news.
3. In 2022, the HOA has received more than \$1000 in additional income for status letters, and payment for unpaid dues, when a property multiple years in arrears sold.
4. Invoice for grass cutting services in 2022 has been paid in full.
5. One more payment for snow removal services will be made in 2022. The snow plow contract is still in effect.
6. Postage and legal fees (lien release on property mentioned in (3)) were unexpected expenses, but able to be accommodated within HOA budget.
7. The HOA must pay taxes on sewer drains that are located on HOA property (\$20/drain).
8. It is unclear when the Township will respond regarding proposed areas for road repair within the subdivision, but plenty of opportunities have been suggested.

The next HOA board meeting will be in November.

Meeting adjourned 7.47PM.