

WHA Board - November 29, 2023 meeting minutes

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

Absent: Richard Keeling, John Igrisan, Holly Waters

The meeting was called to order 7.03 PM.

President's report

- The association was fully reimbursed for damage to landscaping at Ford Road entrance, as the driver who caused the damage left insurance information with the Township police, allowing a claim to be filed.
- The picnic table has been installed & secured in Cotton Wood Hollow Park. (Thanks to Matt & his son-in-law for doing the work)
- New swing has been installed in Laurel Woods Park, by Bainbridge maintenance team.
- The existing agreement between Bainbridge management, and WHA HOA, will expire in 2025. The HOA is hopeful that Bainbridge will want to renew the agreement. Michele will reach out to Bainbridge in 2024 to discuss renewing the agreement.
- The first of three installment for snow plowing services has been paid to the new contractor. The new contractor has maps showing the specific streets & locations which need to be cleared per agreement with the HOA. It is expected that it will take one or two events for the contractor to become familiar with the streets in the HOA.
- The winter newsletter will be mailed with the annual dues statement. Ripley & Melanie requested reminders regarding parking be added to the newsletter.
 - Vehicles may not be parked on the fire lane of the streets (the side of the street that has the no parking sign - in Canton, parking is only allowed on one side of the street).
 - Vehicles may not be parked across the sidewalk.
 - Parking offenses are enforced by the Township.
- Rainfall Landscaping provided a quote \$15,000 for grass cutting for 2024 & 2025. This is an increase of \$1000 from the prior contract.
 - Melanie moved that the contract be accepted, Chuck seconded the motion, the motion passed unanimously.

Vice President's report

- Nothing to report

Secretary's report

- A letter explaining the rationale for the dues increase to \$100 annually was reviewed with the Board. The letter will be included in the winter mailing with the annual dues statement. The Board accepted the letter as written.
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Treasurer's report

- PNC bank statement, as well as recent deposits and expenses, was reviewed.
- The 2024 budget proposal was reviewed.
 - Board would like to include line item for road improvement with Canton Township, in case enrollment opens again.
 - There is a need to build reserves for the HOA.
 - Chuck moved that the dues be increased to \$100 annually, effective Jan 1, 2024. Melanie seconded the motion. The motion passed unanimously.
 - Chuck moved that the 2024 budget be approved. Melanie seconded the motion. The

motion passed unanimously.

New Business

- The arrangements with the apartment and condominium complex were reviewed. Michele will provide a copy of the contract with Foxthorne Condominiums to the Board members, as some are not familiar with the agreement.
- The agreement with Bainbridge Apartments requires Bainbridge to be responsible for grass cutting in Laurel Woods Park, in return for allowing apartment residents to use the park.
- The contract with Foxthorne Condominiums (32 units) requires the condominium complex to pay annual dues. Foxthorne has been billed at the same rate as other WHA residents; i.e. \$75/year, per unit. In 2024, the rate to Foxthorne will be increased to \$100/condominium unit), to align with the increase that other WHA residents will experience.

The meeting adjourned at 7.48PM.

Respectfully submitted

Melanie Gumz, Secretary
December 6, 2023