

WHA HOA Annual Meeting - Monday May 1, 2023

Friday, May 5, 2023 3:52 PM

Board members present: Michele Maley, Matt Maley, Chuck Cheek, Melanie Gumz, Scott Smith, Richard Keeling, Jon Schrag

Board members not present: Holly Waters, John Igrisian

Residents present: Lee Ann Farrell, Ripley Briseno, Kelsey Belzak

Introductions

The meeting was held at the Canton Township office building, and called to order at 8.02PM. Board members and residents present at the meeting introduced themselves.

President's Report

1. Mulch will be installed at all subdivision entrances this spring.
2. A new picnic table will be purchased and installed at Cottonwood Hollow Park (entrances off Willow Creek & Devon Lane). A landscaping company will install 2'x2' concrete blocks at selected site at Cottonwood Hollow Park, prior to picnic table installation.
3. A tree that was badly damaged during winter storms, at the Willow Creek entrance to Cottonwood Hollow Park, was removed.
4. Two phases of road repair, through partnership with Canton Township, are planned. One phase of road repair was completed in 2021. The next (2nd) phase will be completed in 2023. Phase 3 will be completed in 2025. A list of road repair sites has been submitted to the Canton Township Engineering office. Michele can provide list of road repair sites that was submitted to the Township to residents, upon request. Canton Township will provide some additional financial contribution for pavement repair work needed at sewers.
5. Signs advising residents that vehicles should not be parked on street after a snowstorm, when it is expected that the contractor will plow the streets, were purchased and installed at all subdivision entrances. The cooperation of residents is appreciated to ensure the snow removal contractor can efficiently remove snow from subdivision streets.
6. An area by Laurel Woods Park that had become overgrown and unsightly was cleaned up last fall, the results of which were appreciated by the residents in the area.
7. In partnership with Bainbridge Apartments management, a pavilion, two picnic tables, and a concrete surface were installed at Laurel Woods Park.
8. The HOA booklet is printed every other year, the current booklet is for the time period June 2021 - June 2023. A new booklet will be prepared in June and distributed.
9. A snow cone social for Willow Homes residents is scheduled for June 24, at noon (weather permitting). The event will be held at Cottonwood Hollow Park.
10. All Board meetings are now held using remote meeting technology, currently the Board is using Microsoft Teams to meet. Residents interested in attending a Board meeting should reach out the Board President for a link to a Board meeting.
11. An online payment system for HOA dues has been implemented. There is an additional fee of \$2.50 for using the system, that is passed along to residents. While some residents experienced some issues using the online system, other residents were able to pay dues using the online payment system. A tutorial explaining how to use the online system has been written and is available at the Willow Homes website (www.willowhomesassociation.com). Residents who are interested in using the online payments system are encouraged to review the tutorial.
12. The status and handling of unpaid dues was reviewed. Once an account is three years in arrears, a lien is placed on the home. A \$200 fee is assessed at the time that the lien is placed on the home, and another \$200 fee is assessed at the time that the lien is released. Residents are encouraged to pay HOA dues in a timely manner to avoid liens and associated fees. Thank you to

all the residents that pay HOA dues, allowing the HOA to contract for snow removal & grass cutting, partner with Canton Township for road repairs, and maintain the parks and entrances to the subdivision.

No of accounts	No of years in arrears
33	Current year
10	2 years
8	3+ years
51	Total unpaid accounts

Board membership for upcoming year

Each year, three seats are up for election. This year, Michele, Chuck, and Melanie ran for re-election, and were elected for another three year term. Scott Smith has been a Board member for many years and decided to step down from active Board membership. Ripley Briseno, who attended the annual meeting, expressed a desire to join the Board, and has been appointed to fill the vacancy created by Scott's departure. Welcome to Ripley, and thank you to Scott, for supporting the WHA Board!

Comments/Questions/Feedback from residents

A resident commented that she has observed that the gravel walks at Laurel Woods Park can be difficult to walk and bicycle on, due to the rough surface of the walks and periodic flooding. Meeting attendees discussed whether additional gravel would be beneficial. This is a potential improvement that could be discussed with Bainbridge Apartment management.

A request for additional gravel, under the play structure at Cottonwood Hollow Park, was made. Michele will discuss with Rainfall (contractor) and obtain a quote for the Board's consideration.

The upcoming snow cone social was discussed, and whether it would be ok to arrange for a food truck to support the event. There are no issues from the Board regarding having food trucks at the upcoming social event, but Michele pointed out that the Township requires a permit in order to host a block party, and that any events planned on HOA property (i.e. parks) may require review with the HOA's insurance carrier to ensure there are no concerns from the insurance provider.

Next Board meeting

The next Board meeting will be held on May 17, at 7PM, via Microsoft Teams.

The meeting adjourned at 8.40PM. Thanks to all who attended.

Respectfully submitted

Melanie Gumz
Secretary