

WHA HOA Tuesday 3/22/2022

Thursday, March 24, 2022 6:25 PM

WHA Board Meeting - March 22, 2022

Present: Michele Maley, Matt Maley, Scott Smith, Richard Keeling, Chuck Cheek, Melanie Gumz, Theresa Knittel, John Igrisan
Guest: Jon Schrag

Meeting called to order at 7.04PM by President Michele Maley

President's Report

Laurel Wood Park improvements - joint project with Bainbridge Park apartments management

- Bainbridge Park management (currently has contract has reached out regarding proposal for Laurel Woods Park improvements. This would be a 50/50 cost share with - Bainbridge, pending HOA Board approval of the specific proposal.
- HOA previously decided that trellis, outdoor kitchen, and dog park were not feasible, for a variety of reasons
- Picnic area, consisting of pavilion, picnic table, on new concrete is feasible, depending upon cost
- Upon review of budget and forecasted expenses, the Board agreed there are funds available to commit to park improvements
- Motion from Scott Smith to commit \$7000 towards Laurel Woods Park improvements - seconded by Matt Maley. Motion carried, with all in favor.
- Michele will discuss next steps with Bainbridge Park, including request that Bainbridge develop a cost estimate for design including pavilion, on cement, with two picnic table, for the Board to review.

Subdivision road project

- Willow Homes Association is on schedule for 2023. Funds have been paid to Canton Township, contract has been received, signed, returned to Canton Township.
- A request for work in 2024 has been submitted, along with funds, for 2024 roadwork project, and Michele is waiting to receive contract.
- A decision was made to request two separate projects, as more of the work will be funded by Canton Township, vs submitting one larger project.
- in the meantime, residents are encouraged to report potholes that are of concern, to Wayne County, at 1-888-ROAD CREW (1-888-762-3273). The address of the road hazard must be included when the report is provided to Wayne County. Since no roadwork is scheduled in the subdivision until 2023, due to the number of projects that Canton Township is planning, reporting potholes to Wayne County is the best way to address concerns temporarily.
- Road hazards may also be reported online: <https://www.waynecounty.com/departments/publicservices/roads/road-hazard-form.aspx>

Morton Taylor sidewalk maintenance

- Until several years ago, Canton Township paid a contractor to mow grass between pavement and sidewalk along Morton Taylor, as well as clear snow from sidewalk.
- Former Canton Township supervisor Pat Williams contacted Michele and informed her that Canton Township was no longer going to provide snow-clearing services for the Morton Taylor sidewalk
- Supervisor Williams communicated that the Township was concerned about liability
- Michele provided a link to a court decision that indicated that clearing of a sidewalk by someone who doesn't own the sidewalk does not confer liability
- Melanie asked what agreements may have been made, when additional property was purchased for purposes of expanding Morton Taylor to four lanes. The expansion of Morton Taylor road was completed in the early 2000's.
- Matt stated that a neighbor on Wedgwood informed him that he was told he would not be responsible for clearing snow or cutting grass along the Morton Taylor sidewalk.
- Michele will reach out to Carriage Hills (neighboring subdivision) and also review historical HOA documents to see if there is any record of Wayne County or Canton Township agreeing to be responsible for grass cutting and snow clearing. Canton Township continues to cut the grass along the sidewalk.
- Canton Township's current position, denying responsibility for the sidewalk along Morton Taylor, also raises the question of who will be responsible for replacing sidewalk flags, should any of this section of sidewalk be identified as needing replacement.

Appreciation gift for Treasurer

- The Treasurer manages 498 accounts, mailing invoices and follow up notices regarding dues payment to residents, issues status letters, manages HOA budget, payments, and handles grass cutting and snow removal contracts.
- Motion from Scott Smith to purchase \$500 gift card for Treasurer in appreciate for the time he spends throughout the year on these duties. Seconded by Chuck Cheek. Motion carried, all in favor (Michele and Matt abstaining)

Annual meeting

- Meeting will be held Monday June 6, 2022 at 7PM.
- Location: Canton Heritage Park North #1 Pavilion, located on Heritage Park Dr. West of the fire station and historical museum.
- Flier regarding annual meeting and other WHA information and reminders for residents, will be mailed to all Willow Homes Association residents.

Parks

- Chuck Cheek agreed to periodically review Cottonwood Hollow (small park) and report any needed maintenance (tree limbs, broken playground equipment, etc) to Board. One item that requires review is the bench in the small park.
- Scott Smith agreed to periodically review Laurel Woods Park (large park) and report any needed maintenance to Board.

Entrance islands

- A resident has reached out requesting approval to add landscaping to the island at Barchester & Lilley Roads. The request was approved, subject to \$100 limit. No mulch should be included in plan, as the HOA re-mulches the entrance every two years, and it is not expected that mulch is needed. The effort to beautify the island is appreciated!

CPA

- Quote to complete 2021 taxes and review HOA books has been received. Cost will be \$995, increase of \$20 over last several years. Approved.

Website <http://www.willowhomesassociation.com/>

- Webmaster will add page from Canton Township website, regarding ordinance enforcement. Michele has been contacted by residents asking about ordinance

enforcement, so this information is needed on the HOA website for easier access for residents.

Vice President's report

- no new information to report

Secretary's report

- Canton Township rig was seen in neighborhood working on sewars - possibly cleaning the sewars? Good to have this done before heavy rains.

Treasurer's report

- WHA HOA checkbook balance and budget status are available to WHA residents by contacting President Michele Maley or Treasurer Matt Maley
- Dues status

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| Total number unpaid: | | Current Year | 63 |
| | | Two years | 15 |
| | | Three years | 3 |
| | | Four or more years | 11 |

- Rainfall Landscaping's efforts in snow removal this past season were complimented by the Treasurer. Rainfall has been easy to work with, and quick to respond.

Meeting adjourned at 8.07PM