

WHA Board - July 27, 2023 meeting minutes

Present: Michele Maley, Matt Maley, Melanie Gumz, Chuck Cheek, Richard Keeling, John Igrisian, Ripley Briseno, Jon Schrag

Absent: Holly Waters

The meeting was called to order 7.08 PM.

President's Report

- The tree that was located on the sidewalk leading into Fordham Green Apartments was removed last year. This year sprouts and weeds started coming up in that area, creating an unsightly overgrowth concern. Michele contacted Fordham Green local management (cc: main office) asking them to remove the overgrowth, and also to trim the woods that border the Ford Road sidewalk. Both concerns have been addressed by Fordham Green.
- Ripley Briseno walked Laurel Woods Park & identified issues that need to be addressed. Michele has forwarded Ripley's report to Bainbridge Apartments management and requested that the apartment maintenance staff address the issues.
- A portapotty was delivered to the corner of Hanford & Burnham, by the township road contractor, and has now been moved to the commons area on the association by the creek. It is expected to be at this location until end of October, when the road construction projects in the subdivision are completed.
- Jon Schrag volunteered to deliver an informational flyer to residents whose homes adjoin road construction areas, advising them of actions that should be taken during the construction period. Residents' patience is appreciated during the construction period.
- The Board previously approved hiring Rainfall Landscaping to trim trees in Cottonwood Hollow Park, and to clean up tree limbs by the play structure. This work has been completed. The Board has agreed that any limbs from a tree on HOA property, such as the two parks, that are encroaching on a resident's property, may be trimmed by the resident or the resident's contractor. It was noted that the bushes at the Devon Lane entrance to Cottonwood Hollow Park need to be cut down and back by at least a foot, after which maintenance will become manageable with hedge trimmers.
- There is a crack in the path to Cottonwood Hollow Park, from Willow Creek, that needs to be filled. Rick agreed to obtain materials to fix the path and effect the repair, and will submit the receipts for reimbursement.
- Ripley raised concerns about poison ivy at Cottonwood Hollow Park. The park has been sprayed for poison ivy, and the contractor will be requested to re-spray.
- The snow cone social held on June 26 was a success. Thanks to all who attended.
- Rainfall Landscaping has informed Michele that it will no longer be able to provide snow removal services to Willow Homes, as it is exiting the business of snow removal. Michele has reached out to Carriage Hills & Pickwick HOAs, and asked for the name of the contractor who removes snow in these neighboring subdivisions. Willow Homes had been paying \$10,000 per season, in three installments, for snow removal. Based on current market conditions, it is expected that the costs

will increase. Michele will work to obtain multiple quotes for snow removal services.

Vice President's report

- The Board previously approved purchase of new signs (\$276) to be placed at the entrances of Cottonwood Hollow Park and Laurel Woods Park. The signs have been received and installed.
- The basketball net at Cottonwood Hollow Park has been replaced. Rick Keeling purchased the materials (\$59.12), and has been reimbursed.

Secretary's report

- Nothing to report

Treasurer's report

- Matt reviewed bills paid and deposits made since last Board meeting. No dues payments have been received via Clover since June 1.
- Matt reviewed draft of 2024 budget, in particular the impact that a new snow removal contract could have on the annual budget. The budget will be finalized by & voted on in November. Per the recent vote regarding annual dues, the Board could consider raising the annual dues to \$100/year, as of January 2024.

New business

- Melanie reviewed quote from AGW Services for installation of a concrete pad, or a paver pad, for purposes of installing a picnic table at Cottonwood Hollow Park. Given the uncertainty regarding snow removal costs in the upcoming season, the Board decided to postpone taking action to install either concrete or pavers at Cottonwood Hollow Park. Michele asked Melanie to discuss the possibility of extending the deadline for the quote, while a new contractor for snow removal services is identified. The Board discussed whether it would be possible to install a picnic table in the corner of the playset area, on existing pea gravel. The picnic table would need to be anchored, so it could not be moved.

The meeting was adjourned at 7.59PM