

WHA Board - November 9, 2022 meeting minutes

Present: Michele Maley, Matt Maley, Melanie Gumz, Chuck Cheek, Jon Schrag, Richard Keeling, Scott Smith, Holly Waters, John Igrisian (all Board members present)

Meeting called to order 7.03PM

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

1. Snow Removal/Street Parking signage. As approved at September meeting, Michelle procured a quote for signs advising street parking not allowed when snow removal conditions exist, from AlphaGraphics. Michelle also confirmed with Canton Township that there were no issues from its perspective with posting the signs. AlphaGraphics quoted \$344.50, for six signs. The Board approved the quote, via email, in mid-October. The signs have been procured and will be installed soon.
2. Cleanup of overgrown area near Laurel Woods. As approved at September meeting, Michelle procured a quote from Rainfall Landscaping, in the amount of \$2500, to clean up the overgrown area at Laurel Woods park. The Board approved the quote, and the work was completed on November 2. Four trailer loads of brush and trash were removed from the site. Several residents expressed appreciation for the improvements. .
3. Road repairs. The Canton Township engineer has confirmed receipt of the road repair list for the next two cycles of road repair within the subdivision.

New business:

1. The Board discussed a concern regarding camper storage, that had been raised by a resident. WHA declarations section 11 states: "No structure of temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any times as a residence either temporarily or permanently." The Board does not interpret this statement as barring storage of a camper at a residence. However, Canton Township ordinances (**ARTICLE 4.00. - OFF-STREET PARKING AND LOADING REQUIREMENTS**) do appear to address camper storage in residential areas:
 - i. If the camping and recreational vehicle is parked or stored outside of a garage, it may be parked or stored between the front and rear building lines of a home provided that a side yard area between the vehicle and side property line of not less than ten feet is maintained. Otherwise, the vehicle must be stored to the rear of the rear building line, but never closer than three feet to a side or rear property line.
 - ii. Recreational vehicles may be parked in the owner's driveway for a period not to exceed three calendar days or any part thereof within a rolling seven-day period.

After some discussion, the Board decided that it is best for any resident with concerns about compliance with Canton Township ordinances, to contact Canton Township directly and speak to the ordinance officer. Information regarding the Canton Township ordinances is provided on the Willow Homes Association website (www.willowhomesassociation.com), and in the Willow Homes Association member booklet.

Canton Township ordinances are available at:

[https://library.municode.com/mi/canton_charter_township_\(wayne_co\)/codes/code_of_ordinances?nodeId=13379](https://library.municode.com/mi/canton_charter_township_(wayne_co)/codes/code_of_ordinances?nodeId=13379)

2. A Winter Newsletter will be mailed out with annual dues statements. A reminder to residents that street parking is not allowed when snow removal conditions exist will be added, as well as a request for residents to clear leaves and debris from sewer drains to promote drainage and reduce risk from water freezing on streets.

Vice President's report:

1. Nothing to report

Secretary's report:

1. Nothing to report.

Treasurer's report:

1. Late notices were sent out in October to homes that are not current on HOA dues.

Current year dues	23
Two years	12
Three years	0
Four or more years	8

2. The HOA has received funds from a lien that was paid off.
3. To date, 16 status letters have been provided in 2022.
4. The first installment of the snow removal contract has been paid.
5. Stamps have been purchased for the 2023 annual dues statement mailing.
6. The 2023 budget was presented to the board for review. The 2023 budget contains two line items for Cotton Wood Hollow park improvements and playground maintenance. These are new budget items for 2023. Vice President Chuck Cheek moved to accept the 2023 budget; the motion was seconded by Scott and unanimously passed by the Board.

Any WHA homeowner wishing further details on HOA finances may contact Michele or Matt to request specific information.

The next HOA board meeting will be in January.

Meeting adjourned 7.40 PM.