

# WHA Board - September 13, 2023 meeting minutes

Present: Michele Maley, Matt Maley, Melanie Gumz, Richard Keeling, Ripley Briseno, Holly Waters

Absent: Chuck Cheek, John Igrisan, Jon Schrag

The meeting was called to order 7.02 PM.

## President's Report

The picnic table for Cotton Hollow Park has arrived. Matt & Rick agreed to assemble it.

There was an accident at the Ford Road entrance, resulting in some damage to the landscaping. An anonymous message was left with the Township office, indicating that the driver attempted to fix the pavers. A Progressive insurance claim number was sent by Michele to the HOA's insurance company. Michele has asked Rainfall Landscaping for a quote to repair the damage.

The 2024 budget is being developed, Michele is updating with revised costs for various services, including grass cutting and snow removal. Based on current assumptions, the budget is \$40,373. In order to accommodate this budget, every resident would have pay dues on time. There is no extra money in the budget and there could be a funding shortfall. Michele is waiting on a quote from Rainfall Landscaping for grass cutting, to finalize the 2024 budget proposal. The 2024 budget will be reviewed & voted on at the November meeting. *Note: quote from Rainfall Landscaping received 9/22/2023, for Seasonal Lawn Maintenance at \$15,000 per year.*

The Board discussed increasing dues to \$100 annually, to ensure that funds are available to cover budgeted expenses. An increase to \$100 would be allowed, by Board decision, based on the successful passage of the Addendum to Article V, Section 3 (Basis & Maximum Annual Assessments) in 2020 (included in its entirety below).

*Beginning January 1, 2021, the Annual Association Dues (Annual Assessment) shall be increased to Seventy-Five Dollars (\$75.00) per dwelling or vacant lot. Beginning on January 1, 2023, the Board of Directors of the Association, after careful consideration taking into account the then current and expected future maintenance costs and expenses (including snow removal), may increase the Annual Assessment an additional amount not to exceed Twenty-Five Dollars (\$25.00). At such time the Annual Assessment reaches One Hundred Dollars (\$100.00), the Board of Directors may not make any additional increases in the Annual Assessment without the expressed approval of two-thirds (2/3) of the vote of the Members eligible to vote personally or by proxy at a meeting duly and properly called for such purposes as more specifically set forth in Section 5 below.*

The Board discussed the need to provide information to residents about the cost increases that the HOA has experienced, and the impact those cost increases have on the budget. An informational letter will be developed.

The HOA's Workmans Compensation insurance policy has been renewed. This policy runs from September to September. If no claims are paid, then the HOA received a partial refund on the policy. In order to claim the refund, the HOA tax return must be sent to the insurance company. Upon receipt of the tax return from the accountant, the refund request will be sent to Liberty Mutual (insurance carrier). *Note: accountant's review of HOA and tax return was received on September 20, 2023.*

The HOA has two insurance policies:

- General liability (Auto Owners)
- Workmans Compensation (Liberty Mutual)

Michele received an inquiry about when WHA sidewalks will be reviewed to determine if replacement is necessary, it is believed that the review will occur in 2024 or 2025. A Board member observed that there are currently a number of green dots on the sidewalk on Fernwood Street, and believes that green means the sidewalk flag has been tagged for replacement, with financial responsibility borne by homeowner. A red dot indicates the Township is financially responsible for replacement of the sidewalk flag.

The Township is in receipt of the HOA's check for the next round of road repairs. Michele will be signing the contract in the near future.

#### Treasurer

Residents are encouraged to reach out to Matt & Michele with any questions about HOA finances.

Matt reviewed recent expenses paid by the HOA.

Matt reported there is no change in dues status, i.e. no additional dues have been paid since last Board meeting.

Overdue notices were recently sent to residences that are one and two years in arrears, hoping to bring some of all of those accounts up to date.

#### Park report

Ripley provided a review of the parks

Laurel Woods Park - the broken swing has been taken down.

Rainfall Landscaping has cleared the grass & weeds along the fenceline, where trash and other debris was cleared last year.

New park signs have been ordered.

Cotton Wood Hollow Park - There is a missing border timber in the play area, this may have been a railroad tie that rotted. A replacement border piece is needed.

The meeting adjourned at 7.33PM.

Respectfully submitted

Melanie Gumz, Secretary  
October 11, 2023