

# WHA Board - January 31, 2024 meeting minutes

Present: Michele Maley, Matt Maley, Chuck Cheek, Melanie Gumz, Jon Schrag, Holly Waters, John Igrisan, Richard Keeling

Absent: Ripley Briseno

The meeting was called to order 7.00 PM.

## President's report

- Michele reported she received two comments regarding increase in dues. One resident included a markup from the WHA booklet, showing the prior dues amount, the other resident thanked the board for their volunteer work.
- The first snow plow event of the season was a difficult one for the new contractor. The snow was extremely heavy, and contractor missed some areas, including islands and cul-de-sacs. Michele forwarded all issues that she was made aware of to the contractor, and requested that the unplowed areas be addressed. The contractor did address the areas. Patience is needed while the contractor becomes familiar with the streets.
- The first draft of the 2024 road repair proposal has been received from Canton Township.

## Vice President's report

- Nothing to report

## Secretary's report

- A Facebook post from the Willow Homes group, about clearing sidewalks after a snow event, was discussed. The author of the post expressed a desire for the HOA to intervene with owners if snow was not cleared from sidewalks in the allotted amount of time after a snowfall event. The Board does not have this authority, any resident who has concerns about snow removal on sidewalks should contact Canton Township directly.

## Treasurer's report

- PNC bank statement, as well as recent deposits and expenses, was reviewed.
- Dues payment status was reviewed
  - 2024 dues: 231 accounts paid in full
  - Prior years' dues:
    - One year in arrears: 17 accounts
    - Two years in arrears: 6 accounts
    - Four or more years in arrears: 6 accounts
- After two years of unpaid dues, a notice of lien is sent. The resident then has until March 31/April 1 to pay, or a lien will be placed on the residence.
- Fifty-six payments have been received via Clover, and the number of inquiries on how to use the Clover system has decreased dramatically. The tutorial for "How to pay using Clover" was revised for 2024, and is posted on the WHA website.
- Reminder signs to sent dues payment will be placed at entries to subdivision before the March 1 due date.

## New Business

- Landscaping projects for parks
  - \$1500 is budgeted for updates to playground equipment in the large park (Laurel Woods)
  - \$1000 is budgeted for updates to playground equipment in small park (Cotton Wood)

- Hollow)
- Additional mulch, and plastic railroad tie border material are items being considered for the parks
- Ripley reported that it appears that someone is cutting/damaging the baby swings
- There is a need for ongoing maintenance or additional work to prevent overgrowth of the property line area of Laurel Woods that became overgrown & cleared by the landscape crew last year.
- Michele requested volunteers to monitor the parks on a regular basis
  - Chuck volunteered to monitor Cotton Wood Hollow
  - Jon volunteered to monitor Laurel Woods

The meeting adjourned at 7.40PM.

Respectfully submitted

Melanie Gumz, Secretary  
March 2, 2024