

WHA Board - March 7, 2024 meeting minutes

Present: Michele Maley, Matt Maley, Melanie Gumz, Jon Schrag, John Igrisan, Richard Keeling, Ripley Briseno

Absent: Chuck Cheek, Holly Waters

The meeting was called to order 8.00 PM.

President's report

Michele reported that she had been made aware of a request made by a resident to the Township, regarding a fence permit. The Township had scheduled the issue to be discussed at an upcoming meeting, and had made the HOA aware of the request, as a courtesy. The HOA does not have any requirements regarding fencing, and defers to Township ordinance.

The repairs to the Ford Road landscaping have been completed by Rainfall landscaping. The cost of the repair was \$350, which was paid out of the miscellaneous budget line item.

Michele shared letter from resident regarding increase in dues, and proposed response to the resident letter. The Board approved the response to the resident.

An email was received from a resident, expressing concern about operation of dirt bikes in Laurel Woods park. Both Laurel Woods and Cotton Wood Hollow parks have signs at entry stating that motorized vehicles are not allowed. The dirt bikes are causing damage to the grass, and deep ruts. Pictures of the dirt bikes in operation were sent with the email. Canton Township has been informed, and will investigate as a police (not ordinance) issue.

- Rick will put up two new signs, at entry to Laurel Woods Park, off Foxthorne. These signs were printed last year, to replace faded signs, and advise of the prohibition against motorized vehicles in the park.

The Board discussed the ongoing work done by the Treasurer, especially improvements in areas such as: use of software (Quicken) to manage accounting, setting up each home as an account to ensure accuracy, maintenance and production of financial records for the HOA's annual audit, and implementation of electronic dues payments via Clover. Matt Maley has been Treasurer of WHA for over 10 years, and the Board greatly appreciates his dedicated service. As a thank-you to Matt, Melanie made a motion to provide a \$500 gift card (cost of gift card is supplemented by status letter fees). The motion was seconded by Rick Keeling, and passed unanimously (Michele & Matt abstaining).

The Annual Meeting will be held at the Canton Township Administration Building on Monday May 6, at 7PM. A meeting room has been reserved. A newsletter announcing meeting details and other subdivision information will be mailed to all residents. Per HOA bylaws, 30 days notice of the Annual Meeting must be provided.

The snow cone social information will be included in the Spring newsletter. The cost for the snow cone social was included in the 2024 budget. The Board approved proceeding with hosting the snow cone social, and requested that Michele select a date for the event.

The three Board seats that are up for election this year are currently occupied by Rick Keeling, Jon Schrag, and Holly Waters. Both Rick & Jon indicate interest in continuing on the Board. Michele will reach out to Holly to determine her interest. There are some other residents who have indicated interest to Michele as well.

The annual review & tax return must be completed. Michele obtained a quote from the CPA who has completed these tasks for the last several years. The quote indicated a price increase from \$995, to \$1025. The Board has voted to approve the quote, and will proceed with the current CPA.

Vice President's report

- Nothing to report

Secretary's report

- Response to resident letter re: dues increase (discussed above) drafted

Treasurer's report

PNC bank statement, as well as recent deposits and expenses, was reviewed.

Dues payment status was reviewed

	Total number UNpaid
Current Year (2024)	48
Two Years	11
Three Years	4
4+ Years	6

Dues payment has been improving, as the number of unpaid accounts in March 2023 was 86, and the number of unpaid accounts in March 2022 was 92.

New Business

The Board discussed landscaping needs at the parks. There is a need to improve the perimeter edging at Laurel Woods Park, as the current perimeter edging is sunken and no longer function. It was also noted that the landscaping material under the gravel is degrading, and this needs to be addressed as well. The Board requested Michele to obtain a quote from Rainfall Landscaping to improve the area. Michele will review the site, and options, with Jerry.

There is ongoing concern about how best to prevent weeds along the fence line of Laurel Woods Park. Michele will review with Jerry from Rainfall, discuss options, and request a quote to address following two concerns:

- To mulch all the subdivision entrance, the trees on Hanford by the creek, plus the island on Wedgewood (this has been a ongoing budget item that the Board plans for on a regular basis).
- Prevention for the "jungle" at the large park on the property line that we had previous cleaned out.

Quote from Rainfall received March 18, for \$3045, forwarded to Board for consideration and approval.

Ripley reported that the baby swings have been cut on multiple occasions, and the damage appears to be deliberate. Canton Township police will be notified and requested to monitor the parks on a more frequent basis.

Concerns regarding drainage in both parks were raised. The Board recognizes that addressing drainage would likely be costly.

Jon shared pictures of trees in Laurel Woods Park that have snapped during the winter months, and may need to be removed. As Bainbridge Apartments has accepted responsibility for maintenance of this

nature in Laurel Woods, Michele will contact Bainbridge management and request that they handle trimming and removal as part of their grounds cleanup this spring. Bainbridge management has been responsive to maintenance issues in Laurel Woods Park, and the Board appreciates our partnership with them.

The official weekend for the sub-wide garage sale will be the first weekend in June, June 6/7/8. This information will be included in the Spring newsletter.

The meeting adjourned at 8.45PM.

Respectfully submitted

Melanie Gumz, Secretary
March 24, 2024