

WHA HOA Annual Meeting - Monday May 6, 2024

Board members present: Michele Maley, Matt Maley, Chuck Cheek, Melanie Gumz, Richard Keeling, Ripley Briseno, Jon Schrag

Board members not present: Holly Waters & John Igrisian

Residents present: Scott Smith, Esther Keeling, Naro Sigler, Jacki Victor, Denise Reeser, Pavan Kumar Gangadhar, Jen Gangadhar, Kelsey Belzak,

Meeting & Introductions

The meeting was held at the Canton Township office building, and called to order at 7.03PM. Board members and residents present at the meeting introduced themselves.

Ballots for open Board seats were distributed to residents.

Thank you to the Board members who volunteer their time. Having a volunteer Board allows WHA to keep dues lower than associations that pay a professional management company, and maximize the benefit of dues money for the benefit of residents.

President's Report

1. Mulch will be installed at all subdivision entrances (Ford Road, Warren Road, Barchester Road) this spring. Contractor is running behind, but WHA is on the schedule.
2. The contract with Bainbridge Apartments, for use of Laurel Woods Park, will be expiring in 2025. The Board hopes that the contract will be renewed, as it believes it is a mutually beneficial arrangement. Michele noted that flooding issues have been identified, causing some areas to sink. Discussions are underway with Bainbridge to split the cost for improvements in the sunken areas, to bring these areas back to ground level. The 2024 WHA budget contains funds allocated for this purpose.
3. WHA is participating in the Canton Township road improvement program again, this will be the third round of road improvements. As a reminder, for a \$2500 payment from WHA, up to \$50,000 of cement work is received. Short of a special assessment, this is the only means that the Board sees as a viable means of addressing deteriorating pavement. The Board has formulated a list of candidate areas, and forwarded the list to the township. Per the township, work in the subdivision will begin in September or October (WHA is in the third wave of projects in the 2024 season).
4. WHA is scheduled for sidewalk repairs in 2025; therefore, it is likely that sidewalks will be inspected in 2024 and flags that meet replacement criteria will be marked, and property owners notified. A resident voiced concerned with cement work done on Fernwood in 2023, stating that the cement work was not holding up. Michele encouraged residents with issues with the concrete work done by the township to call the township engineering office, and express their concerns.
5. Annual dues increased from \$75 to \$100 in 2024. This was largely driven by an increase in snow removal costs. The prior snow removal contractor exited snow removal business, and the new contract is \$2,500 more per season than the prior contract. Most residents seem to understand inflationary pressures, as Michele received only three complaints from residents about the dues increases. The new contractor handles snow removal in Carriage Hills subdivision, and while some mistakes were made while snow plowing last season, those issues were brought to the attention of the new contractor and the Board hopes that performance will improve. The Board plans to discuss a "per push" type of contract, but there is risk of increased cost in event of heavier/more frequent than expected snowfall.
6. The annual Snow Cone Social will be held at noon on June 22.

7. Election results were announced by the Secretary:
12 votes for Pavan Kumar Gangadhar, 11 votes for Naro Sigler, 11 votes for Rick Keeling
Welcome to the new WHA Board members! Meetings are held every other month, 6/year, with an (additional) Annual meeting in May.
8. Michele reviewed some highlights/history since she became President of WHA in 2008:
 - There was considerable tension between the residents and the Board, which has subsided
 - The WHA website has been created, and serves as a repository for Association information
 - The partnership with Bainbridge Apartments for use of Laurel Woods Park was established
 - The Ford Road entrance was redone, in partnership with Wayne County and Canton Township
 - HOA financial records were moved to Quickbooks platform, vs paper
 - Online payment system for dues payment implemented
 - The Board continues to be managed by volunteers, which is a cost savings to residents. One example of cost savings is the annual statement mailing. An outside company would charge around \$2500 to mail annual statements, but since this is handled by Board volunteers, the only expense to residents is the cost for paper, ink, envelopes, and postage. Thank you to people who volunteer to serve on the WHA Board!

Vice-President's Report

1. Chuck monitors conditions in Cotton Hollow Park, and reported that the new picnic table is covered with a substance that appears to be Elmer's glue. The park bench was also defaced and covered with graffiti.

Secretary's Report

1. Melanie provided feedback from recent meeting roads meeting, hosted by Canton Township. Takeaway from meeting was that the Canton Township road program is only feasible means for improving subdivision roads. While Wayne County owns the roads, and will establish speed limits and signage, Wayne County will not allocate any funds to repave subdivision roads.

Treasurer's Report

1. The status and handling of unpaid dues was reviewed. The number of delinquent accounts has decreased in the last 12 months.
Once an account is two years in arrears, a notice of possible lien is sent to the owner. Once an account is three years in arrears, a lien is placed on the home. A \$200 fee is assessed at the time that the lien is placed on the home, and another \$200 fee is assessed at the time that the lien is released.
Residents are encouraged to pay HOA dues in a timely manner to avoid liens and associated fees. Thank you to all the residents that pay HOA dues, allowing the HOA to contract for snow removal & grass cutting, partner with Canton Township for road repairs, and maintain the parks and entrances to the subdivision.

| | |
|----------------|---|
| No of accounts | No of years in arrears |
| 28 | Current year |
| 13 | 2 years |
| 6 | 3+ years (4 of these 6 accounts have never paid dues) |
| 47 | Total unpaid accounts |

Resident Questions

Q: Is there a fixed portion of the Township millage that is specifically allocated to improvements for subdivision roads?

A: Yes

Q: What can or should be done to encourage resident to take care of property, especially with respect to grass cutting? Some residents are concerned about properties that have grass that is getting quite long.

A: The HOA does not have any authority in this area, but residents can contact the Township ordinance department and relay concerns to the ordinance officer for this area. Contact numbers for various Township departments, including ordinance, may be found in the WHA HOA booklet, that is published to residents on a biannual basis.

Q: is there anything that can be done to improve cosmetic appeal of Ford Road entrance?

A: There is no water for the entrance island, therefore drought-resistance species of plants must be used, and dry hot weather is harsh for the plantings.

Q: What are the requirements for building/repairing fences?

A: Requirements for fences are managed by the Canton Township engineering department, best to reach out to them for specific advice.

Q: When do new Board members assume their duties?

A: Board members assume duties in May.

Q: What are next steps with respect to snow removal contractor?

A: Michele & Matt are going to talk to contractor, it is recognized that a mailbox was damaged by contractor and requires repair

The meeting was adjourned at 7.45PM.

Respectfully submitted

Melanie Gumz
Secretary