

WHA Board - July 31, 2024 meeting minutes

Present: Michele Maley, Matt Maley, Chuck Cheek, Melanie Gumz, Richard Keeling, John Igrisan

Joined meeting in progress: Pavan Kumar Gangadhar

Absent: Naro Sigler

The meeting was called to order at 8.01 PM.

President's report

Ripley Briseno has unfortunately resigned from the WHA board. Any residents of WHA interested in filling the open board seat should reach out to Michele Maley.

New mulch has been added to the subdivision entrances. In addition, Naro's work at the Ford Road entrance, adding plantings, is much appreciated and has received a number of compliments.

The snow cone social was held as scheduled, and attended by 20 - 30 people. Thanks to all who attended.

The quote from Rainfall Landscaping for the repairs to Cotton Wood Hollow Park has been approved, and we are waiting for the work to commence. The priority is for repairs to the play area in Laurel Woods Park, these repairs will begin in August and continue for several weeks.

Road work in the subdivision should begin soon, cones have been delivered to the areas where pavement is scheduled to be replaced. The work is expected to last for several weeks, possibly into September.

Michele spoke to the Township Engineer about timing for submission of an application for repairs in 2025, and was told that the schedule is full through 2027. Based on this information, the Board discussed the need to submit next application as quickly as possible. Melanie made a motion to submit an application for \$50,000 worth of road repairs in the subdivision, along with the required payment, to Canton Township. The motion was seconded by Rick, and passed unanimously.

As of Aug 1, Matt confirmed that application and payment has been delivered to the Township, and WHA is on the schedule for 2028. Thank you to Michele & Matt for 24 hour turnaround to get the application submitted.

Michele has been in touch with the Township (again) regarding the erratic operation of the sprinklers on Ford Road. This has been an ongoing issue.

A WHA resident commented to Michele that the Ford Road entrance was looking much nicer after Naro finished planting, and new mulch was placed, and wondered if it might be feasible to repaint the Nottingham Forest sign to further improve cosmetic appeal at this entrance. The Board felt the existing sign was on par with other subdivision signs in Canton, and while it might be nice to repaint the sign, the HOA has other priorities and cannot accommodate this within the existing budget. Matt mentioned Sunflower subdivision has signs on top of the street corner signs, and this might be a different way to improve signage for the subdivision. Due to budget concerns, however, the Board decided to table the issue of subdivision signage.

Michele asked the Board for thoughts regarding the snow plow contract and vendor. The board discussed the issues observed last year, and felt it would be prudent for Michele to obtain several quotes from different snow plow service providers, which the Board can consider at the September meeting. There was concern about going to a "per push" arrangement, as this could become more expensive for the HOA if snowfall exceeds predictions, and there isn't sufficient budget to pay for the service. The Board will revisit this issue again in

September.

Vice President's report

Chuck reported that the landscape contractor did a good job of cutting back brush growing on the back entry (off Devon Lane) to Cotton Wood Hollow park.

Secretary's report

Minutes are up to date

Treasurer's report

Matt reviewed outstanding checks, bills paid and deposits made since last meeting.

Two checks sent to Rainfall Landscaping via USPS were lost. WHA incurred bank fees of \$33 to stop payment on the checks. Melanie suggested investigating how to pay Rainfall via electronic check, Matt thought this was a reasonable idea and will investigate.

Matt has sent out a final reminder regarding dues payment to residents with overdue accounts, which resulted in two additional payments being made.

There are nine residences currently at risk of lien placement. As decided by the Board at last month's meeting, the Treasurer (Matt) is authorized to pursue placement of a lien after two years' non-payment of dues. The HOA makes significant effort to notify the homeowner of unpaid HOA dues, to avoid the expense of placing a lien on the property. There is a \$400 fee to the resident to release the lien, in addition to payment of dues, late fees, and other service charges.

The meeting adjourned at 8.40PM.

Respectfully submitted

Melanie Gumz
Secretary