

WHA Board - September 4, 2024 meeting minutes

Present: Michele Maley, Matt Maley, Chuck Cheek, Melanie Gumz, Richard Keeling, Naro Sigler

Joined meeting in progress: Pavan Kumar Gangadhar and John Igrisan

The meeting was called to order at 8.03 PM.

President's report

Snow plow contract

- CYLC replaced Rainfall as the snow removal contractor in 2023. Concerns were raised regarding CYLC's performance during the winter of 2023-24, and bids for the 2024 - 25 season were solicited. In 2023 - 24, CYLC charged \$12,500.
- Michele received bids from All Seasons, Diaz, Teddy's and Marek.
- All Seasons' quote, at \$24,000, is financially unfeasible.
- Diaz quoted \$13,500, and did not provide clear statement of contract terms & conditions.
- Marek quoted \$6,600, plus additional amount for clearing sidewalks that the HOA is obligated to clear. This amount seemed unrealistically low, raising concerns that they could not deliver the desired level of service.
- Teddy's quoted \$10,700, and provided additional background to Michele regarding their qualifications, including number of trucks in fleet (55).
- After reviewing the submitted quotes, the board preferred pursuing a contract with Teddy's. Items to be clarified are that snow removal will commence once snowfall reaches 2", and that all salting of intersections is done upon request.
- Motion from Melanie to contract WHA HOA snow removal with Teddy's, seconded by Naro. Motion passed unanimously, Michele will work to complete contract with Teddy's.

Subdivision roadwork update

- Construction on the road sites selected for the 2024 program is wrapping up, the Board believes the contractor did a satisfactory job.
- WHA HOA has submitted application for 2028 roadwork program (program is fully subscribed until 2028), including required payment of \$2500.
- No additional sites within the subdivision will be repaired until 2028.
- Given the fact that the Township roadwork program is fully subscribed until 2028, Michele noted that it may be prudent to submit an application for the 2029 roadwork program, in order to secure the HOA's place in the 2029 program.
- The HOA budget can accommodate payment of the \$2500 fee required to participate in the 2029 program
- Motion from Melanie to submit application for 2029 roadwork program, seconded by Chuck. Motion passed unanimously.

Park updates

- Some residents have expressed concerns about the condition of the parks. The Board has previously approved quotes from Rainfall Landscaping to address the concerns, at both Cotton Wood Hollow & Laurel Woods Parks. Rainfall has encountered various delays in completing the work. Michele has been in regular contact with Rainfall, for weeks, to ensure the work gets completed.
- Two yards of gravel for Cotton Wood Hollow Park were invoiced at the end of August (for installation under the play structure), and the park was sprayed for noxious weeds
- Update as of 9/16: Mulch delivered to Laurel Woods park, and installed under swing area.
- Remaining work to be done: repair the border around the play areas

WHA social media & resident outreach

- Naro is taking over management & administration of the WHA Facebook account. Thank you Naro!
- Canton Township has asked on several occasions whether the HOA has an email distribution list. Latest request from the Township is to advise residents about storage requirements for the new trash receptacles. The new receptacles must be stored behind the front line of the house, and as such, driveway storage is not allowed (unless the home is on the corner, with the driveway facing the cross street)
- Naro suggested gathering email addresses for sending information such as newsletters. Michele & Matt advised that they have been advised that for legal reasons, invoices for annual dues cannot be sent electronically, the invoice must be sent via USPS.

2025 Budget

- The budget will be reviewed at the November meeting.
- If there are any items desired to be considered for addition to the budget, please advise Michele.
- The Board will be cautious about adding any expenses to the budget until it is certain that the lease agreement with Bainbridge Park apartments will be continued. Michele expects that discussions with the apartment complex, regarding the lease agreement for Laurel Woods Park, will begin in January. One potential items for this discussion is maintenance or improvement of the path in Laurel Woods Park, as it has deteriorated.

Vice President's report

Chuck has walked the small park, and found no new issues.

Treasurer's report

- Three accounts which were overdue for three years have been collected and are now current. Thank you to Michele for your efforts, the Board appreciates that liens have been avoided for these accounts. The number of accounts at risk of having a lien placed has been reduced to three, from six.
- Matt reviewed expenses that have been paid, as well as those that are still planned for 2024, but the work hasn't been completed yet.
- Matt will present proposed 2025 budget at November meeting.

Meeting adjourned at 8.47PM

Respectfully submitted

Melanie Gumz
Secretary