

# WHA HOA Annual Meeting - Monday May 5, 2025

**Board members present:** Michele Maley, Chuck Cheek, Melanie Gumz, Richard Keeling, Naro Sigler, Pavan Kumar Gangadhar

**Board members absent (excused):** Matt Maley, Mark Sigler

**Residents present:** Scott Smith, Esther Keeling, Naro Sigler, Karen Bedy, Sherri Czub

## **Meeting & Introductions**

The meeting was held at the Canton Township office building, and called to order at 7.04PM. Board members introduced themselves.

Ballots for open Board seats were distributed to residents.

## **President's Report**

### **Elections for open Board seats**

- There are nine Board seats, of which 4 are officers (President, Vice President, Treasurer, and Secretary). Each year, three seats are up for election. This year, the seats currently occupied by Matt Maley, John Igrisan, and Mark Sigler are up for election. In April 2025, Mark Sigler had accepted the seat previously occupied by Ripley Briseno, which had been vacant since July 2024 due to Ripley's resignation. Hence Mark's name appeared on the ballot along with the name of Matt Maley, as well as an open seat for a write-in candidate.
- Matt Maley and Mark Sigler were unanimously elected to the Board, and Karen Bedy was elected as a write-in candidate. Welcome Mark and Karen, and 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.

### **Agreement with Bainbridge Apartments regarding use of Laurel Woods Park**

Naro Sigler reported on the new agreement with Bainbridge Apartments, as she handled the negotiations.

The previous multi-year contract with Bainbridge Apartments expired effective April 30, 2025. Bainbridge experienced a change in ownership late in 2024, which caused some delays in reaching an agreement. The new owners have agreed to share the cost of lawn care for Laurel Woods Park with WHA, and will pay its share directly to Rainfall Landscaping. Rainfall will also pick up trash at Laurel Woods Park. This is a one year agreement, Bainbridge management wishes to gain some experience and will then re-engage with WHA regarding future plans. Many thanks to Naro for handling these negotiations.

### **Open office - Treasurer**

Matt Maley, who has served as Treasurer since 2013, is stepping down from the position of Treasurer for personal reasons, but has agreed to remain on the Board, as well as train the new Treasurer. Thank you, Matt, for all your hard work over the years, including migrating the accounts to Quicken, and implementing Clover for electronic payments. Mark Sigler has agreed to fill the position of Treasurer, Mark was the Treasurer prior to Matt.

### **Migration of QuickBooks from disc-based to online**

WHA has migrated to online version of QuickBooks, and this version of QB may allow direct dues

payment. The Treasurer will investigate this opportunity. There is an annual subscription fee for QB, and this fee will be worked into the annual budget.

### **Sidewalk repair**

WHA is responsible for repair of sidewalks bordering common areas, and was provided an estimate of \$6435 for sidewalk repair in these areas. There are a number of areas that were flagged by the Township as needing repair. The Board plans to divide this cost into two payments. Half of the estimated \$6435 cost was included in the 2025 budget, and the other half will be included in the 2026 budget.

### **Cotton Wood Hollow Park**

A resident on Fernwood has voiced concern regarding trees in Cotton Wood Hollow Park, bordering the resident's property, but there are no branches overhanging the resident's home, and the tree has been reviewed and determined to be healthy. The resident has been advised, and invited to provide additional information to the Board to define the resident's concerns.

### **Road repair**

No additional work on subdivision roads will be completed until 2028 & 2029, as the Township repair program is fully subscribed. The applications and deposits from WHA have been submitted to the Township.

### **Snow Cone Social**

The date for the Snow Cone Social has been set for Saturday August 16 at noon. The event will be held at Cotton Wood Hollow Park, off Willow Creek Drive. Hope to see residents get out and meet their neighbors.

### **E-mail distribution**

An email account and email distribution list has been set up to distribute news and announcement to residents. This communication channel will not be used to send invoices, invoices will continue to be sent via USPS, but announcements and other news, including information received from the Township, will be distributed via email. Residents must "opt-in" to receive email from WHA. Residents should email Michele Maley if they wish to be added to the distribution list. Melanie Gumz, WHA secretary, is currently managing the account.

### **Budget**

The Board will review the current budget and book balance to see if there are funds available to be used for improvements in Cotton Wood Hollow and Laurel Park Woods this year. The path in Laurel Woods Park is in need of improvements.

### **Treasurer's Report (reported by Michele Maley, for Matt Maley)**

#### **Dues Status**

The number of accounts with outstanding dues has steadily decreased in recent years. The Board has approved placing a lien on homes if dues are unpaid for two years.

<b>Number of Accounts (out of 498)</b>	<b>Years in Arrears</b>
45	1 year (2025 dues)
8	2 years
10	3 years
5	4 + years

**Vice President's Report**

The Rainfall Landscaping crew will be handling trash removal from Laurel Woods Park (Rainfall currently handles trash removal from Cotton Wood Hollow Park; however, the trash cans need to be covered to keep rain out. Chuck has found a suitable solution on FB Marketplace.

**Secretary's Report**

The HOA minutes are up to date and posted in the WHA website.

Several email have been sent from the new HOA email, residents are advised not to use this email account to send inquiries, as it is not regularly monitored. Residents should continue to send emails regarding HOA business and concerns to a Board member.

**Comments and Discussion**

Pavan asked about the possibility of scheduling a summer picnic, this is still under consideration.

Primary concern is whether participation would warrant effort and expense to organize such an event.

A concern was raised regarding items stored outside a residence on Hanford. The correct course of action is to contact Canton Township Ordinance, as it is the responsibility of the Township, not the HOA, to enforce the ordinances

Feedback regarding the performance of the new snow removal service was generally positive.

A resident expressed concerns about backyard drainage, and Michele provided contact information for a landscaper who may be able to assist.

The meeting was adjourned at 7.43PM.

Respectfully submitted

Melanie Gumz  
WHA HOA secretary