

WHA Board - Dec 4, 2025 meeting minutes

Present: Michele Maley, Matt Maley, Melanie Gumz, Naro Sigler, Mark Sigler, Pavan Kumar Gangadhar (arrived late)

Absent: Chuck Cheek, Rick Keeling, Karen Bedy

The meeting was called to order at 8.05PM.

President's report

- Michele requested approval of the 2026 Winter Newsletter, the Board approved. The newsletter will go out with the invoices in January.
- Snow removal contract with Teddy's was signed on 11/7. Teddy's has plowed once, after Saturday 11/29 snowstorm. Michele received one complaint, regarding issue caused by cars parked on-street instead of off-street. If there is a snow emergency, Canton Township police can be contacted to ticket vehicles parked on street. The Board continues to ask residents to *not* park on street during snow events, but there is poor compliance in certain areas of the subdivision.
- Bainbridge Apartment management needs to be contacted regarding intentions for 2026, as cost-sharing with Bainbridge impacts WHA budget (currently being finalized). Naro will contact Bainbridge management.
- Information regarding WHA policy on park maintenance will be added to Spring newsletter, and also covered at the May annual meeting.

Vice President's report

- Chuck was unable to attend the meeting, so full report on Cottonwood Hollow Park could not be provided
- The board discussed status of repairs on slide at Cottonwood Hollow Park- the hole in the slide has been filled with epoxy, but the repaired area hasn't been sanded. The slide playscape is over 30 years old and the original company was bought out by little tikes, replacement is not feasible (thanks Karen for research on the slide).
- Caution tape is still present, and the slide should not be used. Mark has not paid the invoice (\$250), as the work hasn't been completed.

Secretary's report

- Review of motions approved since last meeting
 - 10/9 - Repair of playscape perimeter by Rainfall, at cost of \$3200. It includes tear down, disposal, new timber borders built around entire playscape area.
 - 10/9 - Slide repair with epoxy and resin - \$250
 - 10/11 Supplies for cider and donuts social (including signs) \$277.67
 - 11/7 - Snow removal contract with Teddy's
 - 11/25 Printer for printing invoices and other HOA business
- September meeting minutes have been sent to webmaster for posting.
- Melanie will meet with Mark early next week to work out details for Clover QR code needed for dues payment.
- Regarding complaint regarding poor snow removal due to cars present on street - Melanie will draft communication that can be forwarded via email distribution list.
- Currently 150+ contacts on WHA email distribution list.
- Association Guide (currently housed on website) will be sent to WHA email distribution list in January.

Treasurer's report

- Dues Status:

- Current 455
- 33 accounts - Owing 1 Year
- 5 accounts - Owing 2 Years
- 5 accounts - Owing > 2 Years
- 2026 Budget
- Mark presented draft 2026 budget, along with analysis of 2025 budget to actual expenditures. Input from Bainbridge apartment complex management, regarding their willingness to share Laurel Park Woods grass cutting expenses is needed before the budget can be finalized.
- Projected expenses exceeds projected revenue for 2026, even if Bainbridge agrees to cost-share. It will be necessary to use reserves to cover expenses in 2026.
- Sidewalk replacement has not been invoiced yet, this is a large expense for which \$4500 was budgeted in 2025. The Township has indicated that the invoices will be mailed before the end of the year. The full amount will not be due until end of 2026.
- Mark will continue to refine budget and send to Board for review and hopefully approval
- 2026 Annual Statements will be mailed in January (add word "Required" if possible to emphasize the HOA dues are not optional.

New Business

- Quote from Rainfall for the 2026-2027 grass cutting season.
 - Laurel Woods Park: Was \$10,000 in 2025, quoted \$12,000 for 2026, was cost-shared with Bainbridge in 2025.
 - Cottonwood Hollow and other common areas: Was \$15,000 in 2025, quoted \$16,000 for 2026.
 - Rainfall has been responsive to the HOA, and communicates well. Not all contractors communicate and respond well, working with Rainfall has generally been positive.

Old Business

- Painting of the subdivision sign on Ford Rd - table until budget is finalized and 2026 expenses better understood.
- Possible Potluck picnic for next summer---table until budget is finalized, and Bainbridge participation in Laurel Woods park maintenance expenses better understood.

No report on Laurel Woods Park was provided, as Rick was unable to attend this meeting.

The meeting was adjourned at 9.43PM.