

WHA Board - March 19, 2026

Present: Michele Maley, Matt Maley, Melanie Gumz, Naro Sigler, Mark Sigler, Chuck Cheek, Rick Keeling, Karen Bedy, Pavan Kumar Gangadhar

The meeting was called to order at 8.07 PM.

President's report

- The next round of roadwork will occur summer of 2026. Michele asked if the HOA should apply for further roadwork repair. Further repairs are estimated to occur in 2028 or 2029. The Board agreed that if funds were available, an application should be submitted. Mark will advise availability of funds.
- Bainbridge has declined to renew cost-share agreement with the HOA for Laurel Park grass cutting. The current signage needs to be updated to reflect Laurel Woods is a private park, and Bainbridge residents may not use Laurel Woods Park or its facilities. Bainbridge states they have removed language regarding park access from their marketing materials. The large sign at the entrance to the park will need some revisions. Chuck and Rick will review the sign and suggest modifications. A second sign, advising private park status, may also be needed.
- The slide at Cottonwood Hollow Park is still in need of repair.
- The Spring Newsletter needs to be finalized. The Board discussed the need to be open and transparent with residents regarding the HOA's financial situation, and all agreed that an article in the Spring Newsletter would be a good starting point.
- Michele asked the Board to consider if mulching the subdivision entrances should be completed this year. This discussion is captured in the Treasurer's section of the minutes.
- Michele raised the question of repainting the Ford Road sign, and the Board decided to defer this expense.
- Michele reminded the Board that she would not be running for the Board in May, and inquired as to whether anyone was interested in the President position. Matt will continue to stay on the Board (his seat is up for re-election in 2028).
- Board seats up for election in May are currently held by Michele, Melanie, and Chuck.
- Michele asked for volunteers to walk both parks twice a month, and identify maintenance issues. Chuck and Rick agreed to continue handling this task.
- The quotes from Swifty's for lawn mowing and snow removal exceeded amounts being charged by current contractor. The Board reviewed this information via email after last meeting, and decided to agree to two-year contract with Rainfall. Decision recorded.

Vice President's report

- Chuck provided a list of items requiring attention at the parks.
 - The cracks on the path from Devon Lane to Cottonwood Hollow Park need to be repaired again. There are also two trees blown down, and are blocking the path. Chuck and Rick will try to address the trees, but if it exceeds their capability, Rainfall will be asked to quote

removal.

- The old garbage cans (which were replaced with new cans, with improved lids, that were fabricated by Chuck and Rick) are still at the park. It was Chuck's understanding that Rainfall would remove and dispose of the old garbage cans. Naro will discuss with Rainfall.
- Regarding the slide at Cottonwood Hollow Park, Chuck is of the opinion that if the repair cannot be completed at a more robust level, then the slide may need to be removed. It appears that Rainfall did not complete repairs last fall, and the invoice has not been paid. This is another item to discuss with Rainfall. The yellow caution tape is no longer in place. Pavan doesn't have any more caution tape, Matt has some leftover fencing that he will deliver to Chuck to cordon off the slide.
- At the large swing area, two new swings are needed. Michele will order the swings. The baby swings are ok.
- The spikes around the perimeter of the swing area are coming up. Chuck's son will bring a sledgehammer and pound down (thanks to Chuck and his son for accomplishing this task).

Secretary's report

- Melanie will send out information via the email distribution list, regarding the Annual Meeting, and encourage people to attend and consider taking a Board seat.
- The Clover payment links were updated to reflect addition of 6% late fee, and additional processing charge.

Treasurer's report

- Mark reported 92 homes have not yet paid their 2026 dues. If payment were received from these homes, some of the expenses (for example, mulching entrances) could be covered. The Board discussed ways to raise awareness of the dues payment deadline, and clarify policy on this point. Late notices are sent after April 1.
- TruGreen overran budgeted amount by \$62.
- Invoices for sidewalk repair have been paid.
- The question of whether funding could be available for mulching entrances at Ford, Barchester, and Warren Roads was discussed. Mark indicated that mulch was not budgeted in 2026, and this expense should be deferred. It might be possible to mulch just the Ford Road entrance (brick wall and boulevard). In 2025, \$5000 was budgeted for mulch. It's not clear how much it cost to mulch just the Ford Road area, so Naro will obtain a quote for mulching just the Ford Road entrance.
- There are no outstanding invoices at this time - all invoices have been paid.
- Mark suggested the Board consider moving HOA checking account to another financial facility, as PNC charges fees (since it is a business checking account). Melanie has been working with Mark to investigate possibilities and Orsa Credit Union (formerly Community Financial CU, at corner of Hanford and Canton Center) seems to be the best option, based on low/no fees compared to current bank. Mark and Melanie will visit Orsa CU and discuss further.
- Mark brought up his concerns about QuickBooks pricing, and that the HOA has been placed into a higher cost tier. Mark and Melanie have discussed other HOA bookkeeping options, as QuickBooks feels like it is over-engineered for HOA accounting purposes. WAVE seems like a

possibility. Pavan indicated he is familiar with Wave, and feels it could be a good candidate for the HOA's accounting needs.

New Business

- The Association A-frame signs, currently being stored in Matt's garage, are looking for a new home.
- Michele made a motion, seconded by Matt, to purchase a gift card for the Treasurer as appreciation for the work and time required by this position. This card is funded by status letter fees, not dues. Motion passed unanimously.

Old Business

- The quotes from Swifty's for lawn mowing and snow removal exceeded amounts being charged by current contractor. The Board reviewed this information via email after last meeting, and decided to agree to two-year contract with Rainfall. This decision is being recorded as old business.
- The Board continues to feel that discretionary expenses, such as social events, should not be hosted due to financial concerns and loss of income from Bainbridge.

The meeting was adjourned at 9.08 PM.

Respectfully submitted

Melanie Gumz
Secretary