

Annual Meeting
The Lakes At Willow Creek HOA
Tuesday, April 23, 2024

Call To Order President Ken McCrory called the annual meeting to order at 6:35 pm. Followed by the introduction of current sitting board members in attendance.

Members in Attendance There were 8 total members in attendance, those members being Ken McCrory, Rich Leonard, Doug McKinley, Tyler Gardiner, Jeff McBrayer, Tina McDonald, Ed Waters and Gary Barton.

Minutes There was one correction to the 2023 minutes in section iv. Of committee reports pertaining to ponds sub section 3; the pond is not being removed just the beaver den located in the pond. After no further correction a motion was made by T. McDonald to accept the corrected minutes for the 2023 annual meeting. That motion was seconded by D. McKinley and accepted by all.

Report President K. McCrory gave on overall umbrella report of our neighborhood's prosperous year. Ken touched based on the lose of three very important board members due to various reasons while stressing the importance of the needed support of new volunteers. Our neighborhood although aging did not suffer any major events allowing us to maintain our current budget.

Committee Reports

Architectural: Our neighborhood saw several request for improvements along the way. In all 13 request were approved by our architectural team. These improvements varied from roofs, fences and even a new sun room.

By-Laws and Protective Covenants: Work continued all year long on this project and the board is hoping to bring this to a close in the 2024-2025 year. With the ever changing of Indiana Laws this document will always be in need of minor updates.

Communications: Our New website is up and running and being updated daily. As time goes on you will be able too find important documents like our By-Laws and Covenants or minutes to previous meetings, or even the ability to quickly submit your form for an architectural upgrade. All of this can be found at LAWCHOA.com

Landscaping: As we start our second year with current contractor Uncommon Grounds the neighborhood is looking at its best in recent years. Many residents reached out to the board to pass along their satisfaction with Uncommon Grounds. Although pleased with their work this is our largest line item in our budget so the board will still be keeping a close eye on prices.

Ponds: This past year we did make some head way with the ever going beaver issue in the ponds. With the emergence of what could be a new beaver den being constructed the trapper guy will be contacted to continue his work on catching said beaver(s). Aerators and goose lights have and will continue to receive work when needed.

Treasurer: D. McKinley gave his report of how the 2023-2024 budget faired going through each line item. With no major events we were able to maintain our budget and no increase in dues was needed.

D. McKinley continued on to go through the line items for the proposed 2024-2025 budget. After Discussion from the community a proposal to accept the proposed budget for the fiscal 2024-2025 was made by R. Leonard and seconded by T. McDonald. It was unanimously approved.

Old Business Keeping up with the standards on the neighborhood no informational signage was able to be obtained for the entrances with the allocated money for this project. At this time said money will return to the budget.

New Business

A: Both of our entrance signs are aging and in need of some clean-up. The board will be reaching out to a few contractors to receive quotes on this project.

B: Our Business and Liability Insurance will be going up 48% in may while also dropping some of our current coverages. The board will be reaching out to new companies in hopes to fined better rates and hopefully better coverage.

C: With the return of a beaver the HOA once again obtained a permit with the IDNR to disposes of said issue.

D: Once again stressing the need for more volunteers throughout the HOA Board we have reached out to HOA Management Companies so cover the neighborhood incase of the need of new leadership.

Election Of Board Members Motion was made by John Cooper to suspend Rule 4.02 of the By-laws with no need for a written ballot of election as the board currently sits at our max of 12 members with no new members looking to be elected. This motion was seconded by T. Gardiner and unanimously approved by all.

Open Forum Question was asked if you needed to one a current board member to serve on a committee? At this time the board was leaning towards yes you would need to be a member of the board to help out with the committees.

Adjournment Motion was made by T. McDonald to adjourn our annual meeting at the time of 8:00pm this was second by R. Leonard and approved by all.