

**ANNUAL MEETING
THE LAKES AT WILLOW CREEK HOA
THURSDAY, APRIL 20, 2023**

Preface: Before the meeting began, Ken McCrory asked for a volunteer to take minutes as our secretary, Tyler Gardiner, is in Indianapolis on business. Rich Leonard volunteered.

- I. K, McCrory called the meeting to order at 7:00 pm. He then introduced the HOA board in attendance.
- II. K. McCrory provided a few minutes for residents to review the minutes for the 2021-2022 annual meeting. He asked for a motion to approve (Carla Gerber) the minutes with a second (Betty Stewart), follow by discussion.

III. REPORTS

A. 2022-2023 in Review by K. McCrory

i. Policy and Procedures update.

1. CCR – Bylaws – Policy and procedures. All will be addressed and updated in 2023.
2. Vendors
 - a. Landscape – New company ‘On Common Ground’
 - b. Irrigation – Outdoor Detail Irrigation
3. Ponds
 - a. The ponds are our drainage system for our subdivision as well as being connected to Willow Run. The ponds held up well even with 2 major storms and some blockage that was removed by board members.
4. The city of Huntertown painted our fire hydrants in 2022 at the request of Rich Leonard.
5. The West fence repairs were completed in 2022.

Question from Homeowner: Mailbox repair/replace; who pays?

HOA pays for the post material; Homeowner pays for their mailbox.

Need to confirm the dimensions of the bigger mailbox suggested.

B. FINANCIAL REPORT

i. Treasurer Dave Akers was not present. K. McCrory reviewed:

1. Review of 2022-23 financials. Ken explained our budget year is from April to March. We were under budget by \$7,890.
Also discussed that a reserve should equal 1 year annual budget.
2. For 2023-24 the operations budget is \$48,668. Included is Capital Improvements for Information signs at the East and West entrances.
3. Also discussed were lowering the speed limit and replace old street signs.
4. K. McCrory asked for a motion to adopt the 2023-24 budget.
Motion by Rich Leonard and 2nd by Kevin Quandt

C. COMMITTEE REPORTS

i. Architectural

1. 10 approval requests were submitted in the past year, all were approved.
2. Stressed the importance of getting approvals.

ii. By Laws and Protective Covenants

1. The board is doing a wholesale change of the CCR
2. Updating following certain parameters and ensure that they are compliant with Federal, State and Local laws and ordinances.
3. Will need 60% approval from residents, one vote per household.
4. Appeal process will be revamped
5. K. McCrory reviewed the 2022 survey results.

iii. Landscaping

1. We ended our 3-year contract with the landscaping company.
2. 25-30 companies were researched, 10 were sent RFPs.
3. 4 of 10 responded, one of the 4 dropped out, could not compete.
4. The new company is On Common Ground, 3-year contract.

iv. Ponds

1. Using Aquatic Weed Control
2. Contracted with a new Irrigation company.
3. There is still a beaver problem in the long pond. The cost of having the lodge removed is about \$10,000. We are looking into getting a permit to control the beavers and remove the pond, thus bypassing on outside service.

IV. OLD BUSINESS

- A. There is no old business to address.

V. NEW BUSINESS

- A. CIP – Informational signage at the East and West entrances being considered.
- B. We have a new, sanctioned, LAWCHOA website.

VI. ELECTION OF BOARD MEMBERS

- A. Following the CCR guidelines, ballots were passed out to the meetings attendees to perform a secret ballot election. All 11 members on the ballot were elected to the board. The 12th member on the ballot had rescinded his desire to be considered.

VII. OPEN FORUM

- A. Question: Will Flint Pass be extended to the new development east of LAWC?
 - i. At this time, the bridge was considered too expensive and there are no plans by the developer to extend the road.
- B. Will Cedar Canyon Rd be expanded?
 - i. We are not aware of any plans currently for any expansion of widening of the road. We have heard that the incline at Kell Rd will be leveled off. Also, the intersection of Cedar Canyons and Coldwater will be leveled off to create a safer intersection.

VIII. Meeting Adjourned

- A. Motion made by Jim Sweeny, 2nd by Ed Waters.