

THE LAKES AT WILLOW CREEK HOMEOWNERS' ASSOCIATION

Annual Meeting Minutes, April 20, 2021

The meeting was called to order at 6:45 p.m. by Kenric McCrory, President. Kenric M. then introduced the board members present. In all, including board members, there were 27 residents present. An attendance sheet is attached to these minutes.

Minutes from The Lakes at Willow Creek Homeowners Association (LAWCHOA) 2020 annual meeting were reviewed and, with no objection, approved by consensus.

REPORTS:

FINANCIALS

2020 BUDGET - In Doug McKinley's absence, Kenric M. presented the Treasurer's report. He cited two items over budget in 2020. One was Landscape Maintenance. Research by Dave Aker found that the overage was the result of work performed late in 2019, but not invoiced until 2020. The second item was electricity. The overage was small and Kenric M. stated that electricity costs are based on usage and, therefore difficult to estimate.

At the end of the 2020 fiscal year on December 31, 2020, we had a budget surplus of \$5,194.52 with a checking balance of \$61,193.63. Residents were informed that most of the \$5,194.52 surplus was needed to cover costs in the first quarter of 2021 due to LAWCHOA delaying the annual meeting to April. In reality, the 2020 budget covered expenditures for 15 months. Moving forward, the fiscal year will run from April to April.

2021-2022 BUDGET – Following much discussion; particularly relating to the checking balance, a motion to accept the 2021 budget by Ken Kwiatkowski and seconded by Jeff McBrayer was unanimously approved. A copy of the 2021 budget is attached to the minutes.

COMMITTEES:

LANDSCAPE/MAINTENANCE - Mike Ellinger reported on more than ten projects completed in 2020. They ranged from five tree removals to street light bulb and photocell replacements to bench and mailbox repairs. Mike E. also reported that all is well with our landscaping vendor and that the LAWCHOA board is investigating changing our landscape lights from high pressure sodium to LED. The board is seeking comments from residents on the brightness and color of the new lights.

ARCHITECTURAL - Dave Aker gave an overview of the architectural review process. He also reported that in 2020 there were eight projects presented and that seven were approved. The one projected rejected was revised and consequently received approval.

PONDS - In Deb Akers absence, Dave Aker performed the pond report. A muskrat or Otter has been seen on big pond and that our Critter Control vendor would be setting traps to take care of this issue. On another issue, Ken Kwiatkowski expressed concern on the low water levels in the west pond. He reported that a sandbar has developed and that the pond is developing an odor. Kenric M. indicated that this requires further attention and that it may need to be added to Capital Improvement Projects (CIP). Ken K. agreed to be on board and the CIP committee to help investigate this matter.

OLD BUSINESS - None

NEW BUSINESS

CAPITAL IMPROVEMENTS PLAN (CIP) - Rich Leonard reported on the inception of a CIP. He explained its purpose and how we can use this tool to plan ahead and dedicate projects to various years. Rich L. said the CIP allows the LAWCHOA to be proactive instead of reactive and that is critical to future budgets. He indicated that it provides us (1) time, (2.) the ability to develop priorities, (3.) investigate solutions, (4.) determine costs, and (5.) budget appropriately, hopefully avoiding costly special assessments.

One resident remarked that she felt the Villas were being ignored and that the LAWCHOA was not spending enough money on the Villas. Kenric M. explained that, unfortunately, there has been some long-held animosity between the Villas and the larger surrounding community and, in his opinion, much of this confusion stems from misunderstandings. He explained that The Villas are not a separate entity, but part of the larger LAWCHOA community. Kenric M. said that the LAWCHOA makes every attempt to be inclusive and to treat all residents equally. He stated that residents should not view our goals with a fragmented perspective as “them” versus “us”, but should view the LAWCHOA as holistic. He said the purpose of the LAWCHOA is to serve the entire community with one goal being to maintain commonly used infrastructures and amenities shared by all residents such as the maintenance of common areas, landscaping, ponds for drainage, street and entrance lights, irrigation, and tree removals and trimmings.

PROTECTIVE AND RESTRICTIVE COVENANTS - Kenric M. reported that one item on the 2021 agenda is to look at our covenants and By-Laws and to investigate if they need updating and easier to understand.

ELECTION OF BOARD MEMBERS:

Existing Board Members - Betty McCrory listed board members who expressed the desire to remain on the board. They are: Dave Aker, Deb Aker, Tim Kindler, Mike Ellinger, Betty Stewart, Kenric McCrory, Doug McKinley, Jim Sweeney, Jennifer Harning, Tyler Gardner, and Rich Leonard. She asked if there were any objections to any of the nominations. Being none, she asked for unanimous consent to approve all the individuals cited. Unanimous approval was granted.

New Board Members - Betty M. then asked if there was anyone else that wished to be on the board to please stand. Six residents stood and they are: Tina McDonald, Ed Waters, Ken Kwiatkowski, Carla Gerber, Matt Boyle, and Jeff McBrayer. A motion followed by a second was made to close nominations. Betty asked if there were any objections to any of the nominations. Being none, she asked for unanimous consent to approve all the individuals cited. Unanimous approval was granted.

OPEN FORUM: Tyler Gardner ask if we had any connections with IDOT and could get light at Lima staggered for turning left.

ADJOURNMENT: Kenric ask for a motion to adjourn, Mike Ellinger made motion and Dave Aker 2nd.