

SPECIAL BOARD of DIRECTORS MEETING

The Lakes at Willow Creek HOA

Tuesday, August 25, 2026

The meeting was called to order by Vice President Matt Gardenour at 6:00pm. He noted we had a quorum with 8 board members in attendance.

The Vice President then acknowledged recent resignations as follows:

Ken McCrory – August 8, 2026

Gary Barton (President) – August 13, 2026

Linzie Tuck (Secretary) – August 14, 2026

Due to the recent resignation of the president, an election was held to replace the president. A motion was made by Tina McDonald to nominate Matt Gardenour as President of the HOA with Matt Boyle seconding the motion. No discussion. Vote was unanimously yes.

Due to the acceptance of Matt Gardenous as President, the office of Vice President was vacant. A motion was made by Chad Falls to nominate Matt Boyle as Vice President of the HOA with Tina McDonald seconding the motion. No discussion. Vote was unanimously yes.

Due to the recent resignation of the secretary, an election was held to replace the secretary. A motion was made by Matt Boyle to nominate Chad Falls with Kristine Webster seconding the motion. No discussion. Vote was unanimously yes.

The board has three vacancies due to the resignations. Dawn Blankenship made a motion to approach the residents that were voted on in the Annual Meeting in April 2026 in order of the number of votes received - #13-#17 – to see if there is interest in joining the board. Tina McDonald seconded the motion. Motion has passed. Two of the top three “alternates” attended the meeting and were asked if they would like to join the board. Jeff McBriar and Tadd Garshwiler both accepted. Penny Aker was the other resident in the top three, and Dawn will approach her to confirm interest. If she is not interested, the final two will be approached – John Wilson, Jr., and if he’s not interested, Jody Schloter. After exhausting the list of alternates, if there is still an open position, it was determined the board will not fill it until the next annual meeting in April 2027.

Various committee restructuring was discussed with results as follows:

Capital Improvements Committee – Dawn Blankenship Chairman; Board Members on the committee are Matt Boyle, Matt Gardenour, and Jeff McBriar.

Irrigation Committee – Jeff McBriar Chairman; Board Members on the committee are Tadd Garshwiler, Ed Waters and Colton Gardenour.

Covenants and Bylaws Committee – Matt Boyle Chairman; Board Members on the committee are Richard Leonard, Rob Schug and Kristine Webster.

Regulations and Enforcement – Matt Gardenous Chairman; Board Members Matt Boyle, Chad Falls and Tina McDonald

Treasury Committee – Kristine Webster, Treasurer; Matt Gardenour Assistant

Maintenance Committee – Matt Boyle Chairman; Board Members Tadd Garshwiler, Jeff McBriar, Rob Schug, Ed Waters

All other committees remain the same except for the removal of those who resigned from the board.

Open Forum Discussion:

Subjects brought up in open discussion from residents -

1. Why has there been so much turnover on the board over the last few years?
2. Would the board consider adding the “hill” on Cedar Canyon Road through an amendment so it can be included in the lawn maintenance contract?
3. Is there anything being done about the trees along Cedar Canyon that appear to be diseased and dying?
4. Is the board considering raising the dues to fund Capital Improvement projects and maintenance?
5. Dialogue regarding the merging of the Facebook Observer page and the Facebook Official page; and working together to implement a newsletter.
6. Concerns over the street drains becoming clogged and wanting to know what the plan is to clear them.

Action Plans from discussion:

1. Dawn will contact the County Extension Office / Purdue to see if there is a tree consultant available for free advice regarding trees.
2. Chad Falls will meet with The Observer to discuss a plan.
3. Maintenance will take a look at the street drains and develop a plan.

The meeting was adjourned at 7:15pm – Motion by Tina McDonald, Seconded by Matt Boyle

Minutes respectfully submitted by Dawn Blankenship – Interim Secretary