

ANNUAL MEETING
The Lakes at Willow Creek HOA
Thursday, April 23, 2026

Call To Order – Linzie Tuck, President, called the annual meeting to order at 7:06 p.m. and noted that we had the required quorum to conduct official business. 17 voting households are required for a quorum. There were 67 households present, or represented by proxy.

Minutes – To save time, President Tuck explained the minutes for the 2025 Annual Meeting were on the HOA web site, lawchoa.com. There were no questions or discussion.

Introduction of board members – L. Tuck introduced herself and the six board members present including Tina McDonald (Secretary), Matt Boyle, Matt Gardenour, Jeff McBrayer, Kenric McCrory, and Ed Waters. Absent were Gary Barton (Vice President), Kris Webster (Treasurer) and Rich Leonard.

President's Report – President Linzie Tuck thanked the Board members and homeowners for their involvement and participation over the past year. The report included discussion regarding the Board's continued focus on maintaining neighborhood operations, improving communication and responsiveness, addressing community concerns in accordance with governing documents, and supporting the long-term stability and character of the association. Homeowner involvement and participation in community matters was encouraged. The meeting then proceeded to committee reports, beginning with the Treasurer's Report.

Committee Reports

Treasurer –Kris Webster, Treasurer, submitted a detailed report for the 2025-2026 fiscal year. It covered income, operation expenses, and capital improvement expenses. The report indicated that our income exceeded budget expectations by \$325.73 and that our expenses were under budget by \$2216.66. However, we had an unplanned expense of \$5092.50 for a pump replacement. Nevertheless, HOA finances remain healthy with enough reserve amounts to match most emergencies.

Architectural – Matt Boyle reported that our neighborhood experienced several requests for improvement in 2025-26 including roofs, fences and a swimming pool. M. Boyle indicated that the goal of the Architectural committee was to respond to requests within 72 hours.

Capital Improvement Program (CIP) – Matt Boyle indicated that the CIP is a list of capital improvements that need attention and are not covered under the operation budget. Entrance beautification of the east and west entrances is scheduled for the 2026-2027 fiscal year. Some other items to be considered in the next few years include signage and the repair, replacement, or razing the west fence line.

Communications – Tina McDonald reported on behalf of Kristine Webster. The website is no up and all areas are functional.

Covenants, By-Laws and Policies – Linzie Tuck indicated that Ken McCrory would be reporting and revising and updating our supporting documents under new business.

Landscaping and Grounds – Kenric McCrory stated that Ken Pedersen, Colton Gardenour, and himself, cut down and hauled away four dead trees in 2025. K. McCrory also reported that the HOA's 3-year landscaping agreement with Uncommon Grounds expired in 2025, so "Requests for Proposals" were sent to twelve companies. Nine of the companies replied of which the board narrowed to four: Pride Land Care, Pacific Impressions/Tru Green, Uncommon Grounds, and Landscape Maintenance. Pride Land Care was selected as the lowest and best bid. In addition to saving \$3,100, Pride Land Care is also the vendor for the villas. K. McCrory also noted that plans are currently underway to beautify the east and west entrances. He asked Dawn Blankenship, who spear headed this project, to give a brief report.

Maintenance and Irrigation – Tina McDonald reported that Outdoor Detail, our irrigation vendor, reported no problems with the irrigation system in 2025. She said it was routine as usual with opening and closing the irrigation systems in both the east and west entrances.

Ponds – Jeff McBrayer reported the water pump for the large pond needed to be replaced. The board approved the replacement of the pump using reserve funds. The total cost was \$5092.50. He also noted that the HOA's current 3-year contract was extended into 2026 and that a "Request for Proposals" will be issues in 2026.

Regulations and Enforcement – Matt Boyle reported we had no major issues this year. The issues we did have were minor and were taken care of when addressed with the homeowners. He also reminded members that if they see something they should say something.

Old Business

Mailbox Policy – Kenric McCrory noted this is currently a delicate subject. He stated that the current HOA policy is that residents are responsible to maintain their mailboxes and mailbox stands. He said current policy re-imburses the homeowners for the repair, or replacement of the mailbox stands and that paint is provided. He also said if available and willing, board members and volunteers through the years have assisted residents. He understands that the current policy needs to be re-visited, and if it is, proper planning and funding need to follow.

Entrance Sign Cleaning – It was report that the 2025 budget had appropriated \$1,700 to clean the east and west entrance signs and that Kris Webster was able to locate a vendor who completed the task for \$500.00.

New Business

Amendments to the By-Laws – Since the By-Laws and the Restrictive Covenants are regulatory and managing documents, they were combined into one report.

Amendments to the Restrictive Covenants – Kenric McCrory reported that the HOA is entering the third year since a survey was taken to help determine the resident's thoughts on the regulations and standards of the Restrictive Covenants, By-Laws, and Policies. These include trash bin storage, street parking, and solar panels to name a few. He also noted another need for the update is to align with changes in state law affecting such topics as the appeal process, proxy duration, solar provisions, and political signs. He also mentioned the possible need to restrict Airbnb's as suggested by an attorney. He assured residents that, with the exception of HOA regulations violating state, or federal law, that any changes will require a public hearing and a minimum of a 60% approval vote by the residents.

Election of Board Members

Linzie Tuck presented the list of fourteen candidates who were selected by the nomination Committee. L. Tuck asked if there were any floor nominations, and there were three: Todd Garshwiler, Jody Schlotter, and John Wilson, Jr. L. Tuck reminded everyone not to vote for more than twelve nominations, or their ballot would be considered void, but that they could vote for less than twelve. After all ballots were received, two HOA association residents, not affiliated with the board, and an attorney who monitored the process were sequestered in another room to count and tally the votes. The count was completed shortly after 9:30 p.m.

The results are as follows:

Penny Aker	31
Gary Barton	42
Dawn Blankenship	66
Matt Boyle	65
Chad Falls	50
Tadd Garshwiler	26
Matt Gardenour	61
Richard Leonard	47
Jeff McBrayer	27
Kenric McCrory	52
Tina McDonald	59
Jody Schlotter	18
Rob Schug	38
Linzie Tuck	59
Ed Waters	55
Kristine Webster	56
John Wilson, Jr.	25

The twelve board members elected for 2026-27 are:

Gary Barton, Dawn Blankenship, Matt Boyle, Chad Falls, Matt Gardenour, Richard Leonard, Kenric McCrory, Tina McDonald, Rob Schug, Linzie Tuck, Ed Waters, and Kristine Webster.

Open Forum

During the vote count, an open forum was held and there were several comments and questions. John Hawkins suggested that the HOA develop a residential directory and Rob Schrug said that he had a microphone and speakers that the board could use for future events. A resident questioned why the HOA was not mowing further up the hill along Cedar Canyon Road at the east entrance. It was explained that the area he referred to was private property. There was also a question about the placement of the east end irrigation control box on private property. Following the meeting, it was determined the reference irrigation box was, in fact, an electrical box for street lights. There was also a question as to the transparency of sharing the HOA survey results mentioned earlier. The person was informed that it was shared at last year’s annual meeting.

Adjournment – The meeting was adjourned before the ballot count was completed.