

Lakes at Willow Creek HOA — Annual Meeting
January 28, 2020, 7pm @ Huntertown Elementary

Board Members in Attendance: Deb Aker, Dave Aker, Tyler Gardiner, Betty Stewart, Dean Walker, Doug McKinley, Tim Kindler, Jerry Byanski, Mike Ellinger, Jennifer Harning

Meeting called to order at 7:01 PM.

Financial Report by Dave Aker — 2019 expenditures were below budget again this year. Nothing extraordinary this year in terms of finances. 2019 Budget: \$39,650, 2019 Spending \$28,896. Difference of \$10,753,78. Proposed budget for 2020 is \$44,475 spending with \$44,480 income. Any questions?

- Why is the income for 2019 more than budgeted?
Some Homeowners paid more than required, plus we had interest income as well as advertising income.
- Is there a schedule for mowing?
Yes, it should be being done weekly. If you notice that something has been missed or its not being mowed as it should be, please let us know. We are using a new service contractor for landscape/mowing this year.
- Is there a reason that we are not using the water from the pond to water our lawns?
The large pond has a slow leak in it, there are times that the water may get to low without people pulling from it. Also, it is probably not the best idea to use this water because of how much it has been treated.
- Why is there such a large jump in the cost of landscape/mowing for 2020?
The previous provider bid low to get the job and then couldn't fulfill their obligations. After putting out bids for the service for 2020, the rates are much higher than our previous provider. The selected provider was in line with the other quotes. Dues will increase by 2% this year, or \$7 to \$320, to help cover the increase cost of landscape/mowing.
- Any special projects on the horizon?
Possibly mailboxes. Maintenance free would be great, but that will require saving for a few years. Also, as an aging association we very well could have unexpected maintenance costs.
- Motion to accept budget as presented: Tad Garshwiler, second: Ken McCrory. All in favor.

Deb Aker spoke of the loss of our previous HOA president, Larry Niemi. She recognized all that he did for the association in efforts to save money and better the community. It is a loss felt by many.

At the end of 2019 there was a big increase in vandalism in the area, mostly egging. It appears that in our area it was isolated to cars parked in the street. While the vandalism has subsided, please continue to keep your vehicles locked and parked in your driveway if at all possible.

Service Providers for 2020: Aquatic Weed Control, Cloudburst Sprinkler Service, Landscape Maintenance LLC, and Critter Control. If you see a muskrat more than once, please let us know so that we can get them dealt with before they cause damage.

Of Concern:

- The turn onto Cedar Canyon from Lima/SR3 still an area of concern. People go way too fast and don't slow down. We are hoping to get INDOT to put in a turn lane at some point, but as of right now the claim is that there is no money. Continue to slow down and be cautious, but do not go to the shoulder of the road as that is not allowed.
- Speeding in the association, it seems that many forget that these are residential streets and do not adjust their speed accordingly. It is particularly unsafe on roads such as Amethyst Pkwy that are curvy and restrict sightlines. PLEASE SLOW DOWN, keep our kids safe!

Board Members:

- Dean Walker (moving) will be stepping down, as will Kerry Steele (already moved).
- Other board members have agreed to stay on.
 - Ken McCrory volunteered to re-join the board after a couple year hiatus
 - Motion to accept Board as presented: McCrory, Second: Betty Stewart. All in favor.

Motion to Adjourn: Kenric McCrory, second: Tad Garshwiler, all in favor. Meeting adjourned at 7:35