



March 8, 2024

Dear Resident,

Our annual meeting was held on Monday, March 4 at the White River Library. Don March called the meeting to order at 6:30 PM.

The minutes of the 2023 annual meeting were approved and a quorum of 16 residents were in attendance. We were disappointed that not more of our 164 residents were in attendance as this is a key opportunity to hear about the issues that may affect you and our community as well as providing you with an opportunity to voice any concerns or questions you may have.

Don March discussed the details of the 2023 Financials as well as the 2024 Budget that were distributed to you in our 1/31/24 letter.

The Treasurer provided an update on 2024 dues received to date. There were 70 resident payments that were still outstanding as of March 4.

**ANY PAYMENTS NOT RECEIVED BY 3/31 WILL INCUR A \$50 LATE FEE AS INDICATED ON YOUR ORIGINAL INVOICE.**

Don discussed our mailbox and post programs. The Owners Association replaces mailboxes each year as needed and paints posts every three years at the Association's expense. Posts will be painted again in 2025. Post replacements are at the resident's expense and can be ordered through Mailbox Solutions at a community discount. He emphasized the positive community image reflected by the consistent and well kept condition of our mailboxes and posts.

The Community Garage Sale is scheduled for Friday, June 14 and Saturday, June 15 from 8 AM to 5 PM each day.

The Rental Prohibition Covenant was approved with 118 yes votes, 18 no, 1 abstention and 27 no response. It has been recorded with Johnson County and a copy is on our web site for your review and reference.

Chris Brown spoke about the requirement of an approved ACC form for any external improvements or changes to your home before work begins. The ACC form is on our website for your completion. Chris mentioned that we can usually get the approvals to you within a few days so as not to delay the start of your project.

Sandy Huckleberry spoke of her efforts to further develop our website, willowlakeseast.com. We are hopeful that our residents can advise Sandy of the good experiences they have with contractors in order that she can publish that on our website as a reference for other residents. Also, if you haven't provided us with your email, please do so as we anticipate being able to send community alert emails when necessary.

Don announced that he will be resigning his board position at the end of 2024 after 8 years of serving on the board. We had asked for volunteers to step up and join the board in our 1/31 letter to you, however, we have received no volunteers to date. WLE is a self-managed community due to our board volunteers, but lacking volunteers to join the board, we will be required to hire a community management company at a cost of \$8,500 to \$10,000 per year. We would need to recover these costs either through increased dues or a reduction to our reserves. PLEASE consider joining the board in order that we can remain self-managed and avoid these additional expenses.

We have received several complaints relative to street parking:

1. If you are hosting an event at your home, please advise your guests to park on one side of the street only. Emergency vehicles will not be able to pass if both sides of the street are used for parking.
2. There was also a concern expressed regarding overnight parking on our streets. Major Andy Fisher from the Johnson County Sheriff's office advises that street parking is prohibited on Sun. – Thurs. evenings from 11PM to 5AM. The Sheriff will enforce this if they receive a specific complaint, first with a warning and then a ticket for a second offense. Major Fisher has asked us to advise him of any specific complaints we may receive.

Don reminded those in attendance that we have a covenant that requires trash cans to be stored out of street view, preferably in the garage or behind a screen. Please let us know if you observe issues in your area and we will issue a covenant violation letter.

If you have a drainage area behind your home, please keep it free from leaves and debris in order to prevent standing water behind either yours or your neighbor's homes. We were asked for assistance to clear the debris from the rip rap drainage areas and will be engaging Primary Grounds to do so.

Under New Business, Don discussed the County's plans to repair the damaged area on WLE Blvd. The County Highway Dept. has advised that they hope to repair this area during the upcoming spring break for the CG schools. It may require a closing for 2 days based on what they find. We have also advised the Highway Dept. of the water pooling that occurs at the intersection of Surface and Dockside resulting in a deterioration of the pavement in that area. They advise that they have added this issue to their review list.

The meeting was adjourned at 7:20.

The board would like to thank those who attended the meeting and expressing their interest in our continued emphasis in ensuring Willow Lakes East is one of the most desired communities in which to live in White River Township.

Please feel free to contact any of the individuals below with any questions or concerns you may have.

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