

AGENDA

Willow Lakes East Owners' Association Annual Member Meeting Minutes

Thursday, April 9, 2026 6:15 pm
White River Library

Call to Order at 6:17 pm

- *Thank you to the residents in attendance (22 including Board Members)*
- *Introduction of the Board*

Chris Brown
President

Treasurer's Report

- *Review of 2025 Budget – Income of \$65,212 including Interest Income and \$75 for a Transfer Fee on a home sold in the subdivision. Our biggest expense is Primary Grounds for our lawn care and maintenance of the entrance, the cul-de-sacs, and the easement along Stones Crossing Road.*
- *Present 2026 Operating Budget – Expecting income of \$65,170 with expenses of \$61,795. We have accounts through Huntington Bank (a CD at 3% at 80,000 and a saving account of \$86,000 with a total of \$168,000). We have a budget of \$1600 for snow removal, we have used about half but have the rest set aside for the end of 2026.*
- *Annual Dues were due by March 31, after March 31 include a \$50 late fee. As of today, we have 12 households who have not paid.*

Fred Loeffler
Treasurer

Old Business

- *Architectural Control Committee Report/Reminder – Don, Kirk and Chris review and approve all ACC Reports for outside improvements i.e. fences, earth tone paint colors, shingles, gutters, pools, etc. Approvals are back to residents within two days and we have had no issues.*
- *Landscape contract with Primary Grounds – Primary Grounds is doing a wonderful job and respond within a couple of days to fallen trees, limbs or trimming. We are in our 2nd year of our 2-year contract with them. Later this summer or fall we will review other landscaping companies for quotes, however Primary Grounds have been coming in at the lowest prices. If you need something addressed, please contact us, so we can reach out to them.*
- *Mailbox Maintenance Project – this is an ongoing project. As a community we want to see the exact mailbox and post on each property. We will replace the mailbox free of charge; however, the post is the responsibility of the homeowner. We have changed vendors and are now using Integrity Mailboxes. Patricia Molden (317) 695-5293 left Mailbox Solutions to start her own company. She offers an "exclusive vendor program" for WLE residents. We will continue to see which mailboxes and posts need attention. There are a few in rough shape.*

Don March

Chris Brown
President

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- Sidewalk Issues – Parking – Snow Removal – Upheaval – *There is no parking across sidewalks even if the sidewalk crosses your driveway. You can get ticketed for blocking a public access. After a snow, clear your sidewalks so the kids can use them to catch the bus. We do not want anyone walking in the streets because a sidewalk is not passable. Don has been working with the county to fix some of the sidewalks in WLE. He has written numerous letters and is working to have the county address this issue. A trip or fall on your sidewalk is the county's responsibility if there is an injury. Not yours.*
 - Re-acquaintance of covenants regarding property maintenance – *we pride ourselves on the appearance of our community, however we are seeing more and more residents blowing grass in the street, weeds in flowerbeds and yards, and lack of mowing. This is a reminder.*
 - Street Parking – *We are getting complaints about people parking in the streets or even on both sides of the street. Please remind guests to park only on one side of the street since our streets are narrow and it would be impossible for an emergency vehicle to get through.*
 - Maintenance of drainage areas including street gutters – *the majority of our residents take care of the drains. Drains and street gutters filled with grass clippings and debris will block the flow of rainwater.*
 - Vehicle storage in driveways – *Boats, trailers, RVs, campers and inoperable vehicles are not allowed to be stored in driveways. A couple of days are okay. If you need longer, please contact us.*
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Secretary's Report

- Introduction of new Association Secretary; Sandy Huckleberry
 - Website – *it is full of information and is a great resource when reaching out to the Board, please include your email address so we can get back with you.*
 - Community Garage Sale – June 5th and 6th. *Betty Strohm will be providing the sign at the entrance. She is looking into signs for each participating home. Sandy will create a flyer with the addresses of each sale along with top items you have available (i.e. baby items, furniture, antiques). You'll be able to pass these out at your garage sale to customers.*
 - Community Resident List *needs updating with phone numbers and emails.*
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Sandy Huckleberry
Secretary

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New Business

- Snow Removal Service Provider and parameters of service – *Just a note: Primary Grounds does not handle our snow removal. We have hired a private company instead of using the county, since they focus on main streets and throughfares. We are Justin's first corporate account and his first priority when we get 3"+ of snow. He had our entire subdivision plowed by 2:00 am the day after the 15" snow. This included main streets, side streets and cul-de-sacs (reverse path). Please now you will see some snow at the end of your driveways, but not a lot.*
- Lake Management and maintenance: Jones Lake Management Co. – *We were going to add more carp to the pond Summer 2025, however Jones tested our water and found low oxygen levels which was killing the fish. Instead, we did five natural algacide treatments and will do the same this year. Our pond is where it should be. In 2027 we will add more carp.*
- Increased usage of electric scooters/bikes/golf cards on our streets – Please be aware of these young people on these electric vehicles. Many are riding through from Highland Park and other communities. Those who ride, please follow the rules of the road – 25 MPH, obey traffic signs and yield to pedestrians.
- Safety Awareness – *Break-ins in Highland Park. When working in your backyard, close your garage doors. Keep service doors locked, lock storm doors, keep valuables and garage door openers out of sight or out of your car when parked outdoors. If you see something, say something.*
- Review and Approval of Minutes from previous Annual Meeting – All approved, no one opposed.
- Q&A - None

Chris Brown
President

Meeting Adjournment at 7:14 pm
