

**Willow Lakes East
Owners' Association, Inc.**

Board Meeting Agenda/Minutes

June 24, 2026

6:30 pm

Sandy Huckleberry's Home

GENERAL SESSION

Topic	Presenter	Notes
Call to Order	Chris Brown	Called to order at 6:35 pm. Attendees; Chris Brown, Don March, Fred Loeffler, Kirk Strohm, Betty Strohm, Sandy Huckleberry
Board Meeting Minutes prior	Sandy Huckleberry	Sandy presented minutes from April 2026 HOA meeting at the White River Library.
Primary Grounds Spring Herbicide treatment	Chris Brown	Riprap was treated. The concern is that children are running on the riprap and could get hurt. This must stop. Plus, we spray with a herbicide. We are looking for something that is effective, but less harmful to environment.
Jones Lake Management algaecide treatments	Chris Brown	This is the second year for this treatment, and we have had a high level of success, with no harm to the fish. We will not add fish this year, we are looking at more grass carp in 2027.
Sidewalk Project update	Chris Brown	This was completed in six days. Thank you, Don, for taking on this project.
Dues Update	Chris Brown	We have one resident who has not paid, he has received four letters. He will be contacted directly by Chris, and this will be turned into collections by July 15, if not paid.
General Liability Insurance renewal	Chris Brown	Renewing the invoice in 5-7 days. Trinia will take care of this.
Website Updates	Fred Loeffler	Update the docx to PDF
Letters to homeowners regarding lawns/ planting area maintenance.	Chris Brown	Chris and Don will drive the neighborhood to determine what letters need to be sent out to remind homeowners of our covenant regarding lawn/bed maintenance. UPDATE: Letters were sent and we are seeing results.
Grass clipping on sidewalks/streets	Chris Brown	We are also concerned about grass clipping on sidewalks and those blown into the streets due to the motorized scooters driven by teenagers that can slip on the grass clippings.
Tanner house update	Chris Brown	The home was sold and will close in 2 weeks.
Pool project update (corner of Lakeshore and Surface Dr)	Chris Brown	This project has stalled. UPDATE: The project was completed.

WLE website scam	Chris Brown	The website is free to view, the email Betty received was a scam.
Mailbox/Post annual check up	Chris Brown	We do not have many mailboxes to replace, but several posts do need to be replaced at the homeowner's expense. We do have a vendor on our website we use for WLE. Chris and Don will drive the neighborhood, and the homeowner will be reminded of the covenant.
Traffic Issues associated with Lawn Care companies	Chris Brown	Due to narrow streets, lawn care companies are parking across from each other with no passage of emergency vehicles.
Financial Update and 2026 Budget	Fred Loeffler	We have two checking accounts totaling \$70K and a short-term CD at \$81K. This money is reserved for large projects such as lake drainage if needed. We reviewed the Profit and Loss Statement. We have not paid our taxes as of today.
Update on temporary fence located in back yard of Wilden residence and general discussion about residents not submitting ACC requests.	Chris Brown	Don will be speaking with the resident about the temporary fence. We offer an ACC form on our website www.willowlakeseast.com for any and all changes/improvements to the home and yard.
Recent legislations across the country prohibiting HOAs from enforcing "traditional" lawn and planting expectations.	Chris Brown	This is related to the increasing trends of food plots. We are looking at an amendment to establish neighborhood beautification.
New Business	Sandy Huckleberry	There is inadequate drainage at the corner of Surface Drive and Dockside Drive. Sandy will contact the Johnson County Highway Department.
Adjourn		Adjourned at 7:35 pm