

Minutes for Willow Creek of Westfield Homeowners Association Annual Meeting 7-1-2021

Call to Order & Welcoming Remarks

An annual meeting of Willow Creek of Westfield Homeowners Association was held on Thursday July 1, 2021 at Radiant Christian Life Church, located at 16162 Carey Road in Westfield, Indiana. The meeting began at 7:15 p.m. and was presided over by Denny Leinhos, HOA President with Bernadette Buckley as HOA Secretary and acting HOA Treasurer.

Attendees

Board members in attendance included Denny Leinhos, President and Bernadette Buckley, Secretary and acting Treasurer. There were 33 members who signed in and were present at the meeting.

Approval of Minutes

A motion was made to read the minute of the previous August 25, 2020 annual meeting and was approved.

Old/New Business

Review of 2020 Income/Expenses and Review of 2021 budget by Bernadette Buckley (Secretary/Acting Treasurer)

Announcement of contract with Otto's Streetscape Solutions as exclusive provider of mailboxes for Willow Creek of Westfield. Reviewed special pricing valid for one week in July, 2020. Other prices are valid through December 21, 2022. At that time, a new agreement with Otto's will be signed and pricing adjusted. (The color was asked about to paint mailbox: Use "Manor Stone/Stone Manor", color code 347-4, Valspar American Tradition Satin House and Trim (Lowe's).)

HOA current Social Media: Website, Facebook, Next Door Neighbor are our social media outlets and the main forms of communication. We have collected a lot of e-mails and phone numbers which is helpful to reach those not on social media. Newsletter discussed but there hasn't been one in a few years. Something the new board will discuss starting again. Also discussed keeping social media posts positive.

Traffic issues: This is a huge concern among residents, especially at the entrance/exit by the park. As this is not anything the HOA can control, it was recommended that anyone concerned contact our councilman, Joe Edwards or Parks and Recreation Superintendent, Christopher McConnell. (an e-mail from Christopher McConnell addressing the concern was read to the attendees and attached to these minutes).

Covenant Changes: Mini Barns are still on the agenda to get approved as well as rental changes. It was discussed that there was a committee that previously worked on these items and that the attorney has the document changes and that they have been paid for. There has been no action because the number of votes needed could not be met because at no given time were all dues paid. All homeowner dues are

paid current so now will be the time to get this changed. The attorney will be contacted to discuss the next steps. Which brought us to asking for volunteers.

New Covenants Committee Volunteers:

Teresa Howard
John Veach
Elliot Barker
Emily Alexander
Debra Wallace
Carla Cook
Chasity Umbach

New Landscaping Committee Volunteers:

Elliot Barker
Jessica Russo
Debra Wallace

New Architectural Committee Volunteers:

Doug Chase
Elliott Baker

New Welcome Committee Volunteers:

Cindy Kinney

New Social Committee Volunteers:

Emily Alexander
Cindy Kinney
John Veach

Board of Directors Elections

Treasurer Nomination – Bernadette Buckley (elected)
Secretary Nomination – Emily Alexander (elected)
President Nomination – John O’Malia (elected)

Closing Remarks: Thanked Denny for his short time as president and wished him luck in his move. Asked those that volunteered to come up front and speak to Bernadette to provide name and contact information. Meeting adjourned a little after 9:00 p.m.