

## Willow Creek HOA Meeting 07/18/2013

### Board Members in Attendance:

__P__ - Matt O'Shea (President)	<a href="mailto:moshea3836@aol.com">moshea3836@aol.com</a>
__P__ - Gary Newswander	<a href="mailto:gary.newswander@gmail.com">gary.newswander@gmail.com</a>
__P__ - Carla Guiher	<a href="mailto:carla@getactive4life.com">carla@getactive4life.com</a>
__P__ - Brad Wilson	<a href="mailto:bwilson@hagemeyer.com">bwilson@hagemeyer.com</a>
__P__ - Jeff Kurtz	<a href="mailto:Kurtz_Jeffry_J@cat.com">Kurtz_Jeffry_J@cat.com</a>
__A_ - Ben Rollinger	<a href="mailto:rollinger.benjamin.c@gmail.com">rollinger.benjamin.c@gmail.com</a>
__P__ - Jim Susin	<a href="mailto:jsusin@aol.com">jsusin@aol.com</a>

*P= Attend in Person AT= Attend via Technology N= Not in Attendance*

### Guest in Attendance:

None

Meeting Called to Order at 7:07 PM by Vice President, Gary Newswander

### **Financial Report** -

**Unpaid Dues** - Dues are not paid at 100% yet. Brad Wilson reports that under 20 homeowners are in arrears., with most of these Homeowners being new to the neighborhood and not currently in our listing. Jim Susin provided a current listing from Woodford County that is being matched with the HOA's previous list to update information.

**Balance** - current balance in the HOA account is \$20,510.79.

### 1) **Committee Reports** -

**Ponds** - Discussion has been underway with P.A. Atherton Construction, Inc regarding the condition of the ponds . Since no decision has been forthcoming, Jeff Kurtz made the Motion to have the HOA attorney send a letter asking for resolution. The Motion was seconded by Brad Wilson. Attending Board Directors unanimously voted in favor of the Motion. Matt O'Shea will contact the attorneys.

Discussion was held regarding pros and cons of adding more chemicals to the ponds with regards to the current fish life. Jeff Kurtz reports that too many fish are in the pond.

The beavers living are no longer in Willow Lake pond, however muskrats have been seen on pond 1.

**Hiking Trail** - the Board has had no further contact from the Village of Metamora. Jeff Kurtz will call Walt Lalock to initiate further discussion.

**Architectural Control Committee** - Gary Newswander made the Motion to send a letter and e-mail to E & T regarding compliance with process for having House plans reviewed and approved by the ACC. E & T submitted two plans, however failed to provide the required documents and their \$1500 damage deposit. Until the plans are approved, no digging is to begin. Board members unanimously

approved the motion. Matt O'Shea will draft the letter and contact E & T.

## **2) Old Business -**

Minutes - from June and July will need to be approved at the August 2013 meeting.

Attorney and Covenants - Motion was made by Carla Guiher, seconded by Jeff Kurtz that discussion regarding Covenant changes will be held in August 2013 after all Board Directors have had an opportunity to read the documents sent by the HOA Attorney. Directors are to make notes and be prepared to discuss at the August meeting.

Mowing - Discussion was held regarding the numerous complaints about the mowing services lack of trimming in several areas throughout the park areas and around the ponds. This is the last year for the current company, Partners With Nature, and it is time to consider new bids. Matt O'Shea will contact the company and discuss the Boards concerns.

The HOA will place an ad for sealed bids in September 2013 to be received during the month of October. Early bids may be accepted, however they must be sealed and held until all bids have been received.

## **3) New Business -**

Information Sheet to Homeowners - Secretary, Carla Guiher, drafted an information sheet to be hand delivered by Directors to Homeowners on their street in order to aide in preparation of an e-mail list and update current files.

Hospitality Committee - Carla Guiher present the idea of forming a non-Board member committee to welcome new families to the community and develop social events within the neighborhood. Gary Newswander made the Motion to develop the committee, with a \$20 allowance per household of for the committee members to deliver a small gift to new Homeowners, as well as a Welcome Packet that the committee will develop. The Motion was seconded by Brad Wilson and unanimously agreed upon by all Directors present.

Fall Clean-Up - Tentative date - 10/12/13, followed by a cookout in Mulberry Park. The dead pine tree in Mulberry park may be removed during the fall clean up , however Matt O'Shea will obtain a bid from a tree service prior to the August 2013 meeting, so a course of action may be decided..

Meeting Adjourned at 8:30 PM by Gary Newswander

Respectfully Submitted,

Carla Guiher, Secretary

