

March 2014 Minutes of the Willow Creek Homeowners Association.

The Willow Creek Board of Directors met on Thursday, March 20 at the Metamora Village Hall. Board members present were: Matt O'Shea, Ben Rollinger, Jeff Kurtz, Brad Wilson and Jim Susin. Also in attendance was homeowner John Nungester.

The meeting was called to order at 7:10 by Matt O'Shea.

Financial Report:

Brad Wilson reported that the current balance as of 3/20/14 at Heartland Bank is \$29,743.84. There are 34 properties with unpaid dues for 2014 and 2 that are short paid. Brad noted that this is well ahead of last year. Many of those were mailed to lot addresses and returned by the post office. They will be mailed directly to the lot owners. Brad thought there were still 2 or 3 unpaid from 2013 but did not have a record of who those were. Reminder letters will be sent to unpaid homeowners.

Matt noted that AceMoney Lite software was available at no charge to the HOA if it would make Brads duties easier. Brad said he would prefer to continue with with his current procedure for maintaining the finances.

E&T Properties:

No one from E&T Properties was in attendance at the meeting, but the Board approved their request to build the "Bree" design on lot 12 instead of lot 11. Also their designs "The Ranch" and "Lyn" are approved for future building. This only allows E&T to promote and sell these designs. Construction can not begin until the \$1500 damage deposit is received by the HOA. The motion was made by Brad Wilson and seconded by Jeff Kurtz. The vote was unanimous. Matt O'Shea will notify E&T Properties.

Signage:

Jeff has a quote from Martin signs to repair damaged lettering on the brick pillars entering the subdivision. The quote of \$875 per sign is to replace lettering only. There was discussion about completely replacing the two

pillars at the corner of Johanna and Coal Bank since they are of a different design. Jeff will get a quote from Martin Signs. Jim also will contact a person he knows for another quote.

Windmill discussion:

Board member Greg Shaheen was not in attendance but had forwarded a link to a website for windmills to aerate the lakes. This process might be a solution to the weed and algae growth. Jim Susin was the only board member showing any interest in pursuing this. Jim also brought up the idea of using grass carp to eat the growth. Jeff and Brad said this was tried in the past without success.

It was then agreed that we should use a professional service for chemical treatments to kill the growth instead of doing this ourselves. Liability issues are too great to continue to treat the lakes ourselves. Plus, past efforts have not been successful. Jeff will update the quote from Marine Biochemist. Brad will get a second quote from Herman Brothers. Board members agreed that it is important that we notify home owners on the lake lots that we will be using a professional service so someone does not take it upon themselves to put chemicals in the lakes. Jim will notify lot owners on his street. Ben will put this notice on the web site.

The spillway between ponds 1 and 2 is very overgrown. Jeff and Brad are going to burn off the weeds before they can take over again.

Old Business:

None

Mowing Bid:

Matt apologized for not have the bids in for mowing. He will have that done with bid quotes for the next meeting.

Jim Susin moved to adjourn, seconded by Jeff Kurtz. The meeting was adjourned at 8:20.

