

July 17, 2014 Minutes of the Willow Creek Homeowners Association.

Submitted by Jim Susin

Board members in attendance:

Matt O'shea, Ben Rollinger, Matt O'Shea, Greg Shaheen and Jim Susin.

The meeting was called to order by Matt O'shea.

Secretary's Report:

The minutes from the June meeting were accepted and approved.

Welcome Guests:

Matt welcomed our guests: Mr. & Mrs. Gruber, Andrew Elliott and Gary Newswander.

The Gruber's of 813 Stonelake had 2 property issues. The first being a fence being constructed by their neighbors to the north. They they it will cause a water back up problem by blocking a drain and an aesthetic issue because their neighbors are going to zig zag the fence. They also claimed that the lot stakes were moved by their neighbors. Their second issue is with the house to the south regarding the final grade of the lot. They said it is causing rainwater to run onto their lot since their lot is lower. So far any run off had not caused any damage to their lawn or house. They felt the HOA should have watched this to make sure the grading was done properly.

The board agreed that they should take the lot line issue and lawn grading issue up with the Village. It is not the HOA responsibility to determine where the fence is built and we do not have the responsibility nor expertise to determine the proper grading of a lot.

Matt will try and meet with the Village next week regarding the drainage issue that could be caused by the fence. The board will take a look at the plans submitted for the fence and review the zig zag issue for any aesthetic issues.

Andrew Elliott was there to show a new website design. Jim Susin made a motion to approve the new design and have Andrew take over the website duties from Ben Rollinger. Ben seconded and the board approved.

Gary Newswander was there to make the Board aware that a shed behind 1264 Cedar Lake might not meet code. The board will review this. Also the problem with a dog run on Willow Glen is back. The board will address this with the homeowner again. There is also a fence at one of the condos on Willow Glen that may not meet code.

Gary said the "horseshoe" area is not getting mowed. It's possible the new mowing company is not aware of this. The Board will talk to them about this. The overall feeling by Gary and the Board is that the new company is doing a much better job than the prior company.

Gary asked about a plan for the dredging of pond 1. Matt said that the plan was to put it in next years budget.

Financial report:

Brad Wilson was not in attendance so there was no financial report. Nothing has been done since the last meeting to go door to door to collect past due HOA dues.

ACC committee report: Nothing new in this area.

Signage at entrances:

Matt spoke to a mason he knew and he was not interested in the project.

Jim Susin presented some revised options from the person he had been talking to. To make over the 2 posts on Johanna the cost would be \$8-10000 but they will not match the ones at Cedar Lake and Willow Glen. Gary Newswander commented that he felt all the entries should look alike. Jim left a copy of the plans with Matt O'Shea.

Ponds:

Marine Biochemists have done their first treatment of the ponds. All agreed that the ponds still look bad but we had not expected miracles after just one treatment. We expect better results after the second treatment which we expect to be done in the next couple of weeks.

Old Business:

The Board agreed that we should go ahead and have Oberlander Electric lay the conduit in order to run electric for future aeration of ponds 1 and 2. This needs to be done prior to the concrete being poured at the new construction on Stone Lake. Greg Shaheen made the

motion, seconded by Ben Rollinger. The Board approved. Jim Susin will work with the builder and Oberlander to get this done.

Jim Susin moved to adjourn, seconded by Ben Rollinger.

