

## Willow Creek HOA Meeting \_\_8\_/\_\_21\_/2014

### Board Members in Attendance:

\_N\_ - Matt O'Shea (President) [moshea3836@aol.com](mailto:moshea3836@aol.com)  
\_P\_\_ - Carla Guiher [carla@getactive4life.com](mailto:carla@getactive4life.com)  
\_P\_ - Brad Wilson [bwilson@hagemeyer.com](mailto:bwilson@hagemeyer.com)  
\_N\_\_ - Ben Rollinger [rollinger.benjamin.c@gmail.com](mailto:rollinger.benjamin.c@gmail.com)  
\_P\_\_ - Jim Susin [jsusin@aol.com](mailto:jsusin@aol.com)  
\_P\_ - Greg Shaheen [gshaheen@mtco.com](mailto:gshaheen@mtco.com)  
\_P\_ - Jeff Kurtz [Kurtz.Jeffry.J@cat.com](mailto:Kurtz.Jeffry.J@cat.com)

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

### Guest in Attendance:

Dave Mueller – Village of Metamora and

Josh Ketchuside – water run off and drainage between ponds

Meeting Called to Order at \_\_\_7:05\_\_\_\_\_PM by Jim Susin

May minutes were approved with the correction that Jeff Kurtz was in attendance. The July minutes were approved.

It was noted that Jeff Kurtz, Carla Guiher, and Matt O'Shea's terms are up November 2014. All three stated they would be willing to remain as Directors, if no one else runs.

1. **Financial Report** – Brad Wilson reports there is \$28,023.59 in the HOA's main account and \$7,500 in the ACC account. Brad reports all bills are current, including the mowing bills. To LJ's Mowing. The May/June bill was \$3000.00 and the July bill was \$1500.00. Jim Susin requested a current listing of homeowners whose HOA dues are current and a complete list of those still in arrears. Some are still past due for 2013. Discussion followed, concluding that it will be necessary to place liens on home owners in arrears since 2013.
2. **Committee Reports** –
  - Ponds – Oberlander's ran the conduit for electricity between ponds 1 and 2 in preparation for aeration systems. It will cost \$4000.00 for the electrical to be installed. The Board unanimously approved the Motion to go ahead with the installation so that aeration can be installed in the spring of 2015. However, after the presentation by Josh Ketchuside on dredging pond 1, the Board decided to hold off on the electrical installation. Bill from Marine Biochemical treated both ponds earlier in the summer. It was also reported that Marine biochemical can install and maintain aerations systems for both ponds at the cost of \$6950.00.
  - Architectural Control Committee – no report
3. **Old Business** –
  - Subdivision signage – Greg Shaheen contacted Peoria Brick. He reports the matching brick is still available if we wish to upgrade the signage at Johanna. Additionally Peoria Brick suggested we use the existing structure as a base to reduce our costs.

Mowing – all agreed the mowing is coming along. There is still concern about the horseshoe in the Estates. It was noted that residents are using the area to dump yard waste, which is causing a problem for the mowing crew. Additionally the horseshoe vegetation is more consistent with a hay field than a yard and will require more time to get the weeds under control and allow for filling in of grass.

**New Business** –

Drainage in the Estates Horseshoe - Dave Mueller spoke on IL statute that states no one may cause flooding onto the property of another homeowner. It appears that a drain on the Estates horseshoe is flooding the two above-mentioned lots during heavy rain. Discussion followed with a conclusion by the Board that the HOA is responsible for improving the drainage in that area. Jeff Kurtz is to contact Errol Samp and hire his crew to repair the problem. It was at the recommendation of Dave Mueller that we hire Errol Samp's crew as they have fully discussed the issue with the Village and provide Errol with the specs to have the proper dirt work done. The Village will then install a Collar on the drain and bolt it down, at no further expense to the HOA. The cost for this repair is projected to be under \$2000.

Drainage between Lots 104 and 105 in the Estates – this issue was presented by Dave Mueller. He reports that builder, John Roberts, was contacted during the construction phase about a swail between these two lots. Roberts promised the Village that the swail would be constructed. However, the homeowners moved into the property (prior to an Occupancy Permit being issued) before the swail was constructed. Once the property owners took occupancy, John Roberts reneged on his promise to the city. Both the Village and the Board have no further authority to resolve the issue. As a result it falls to a civil matter between the homeowners and the builder.

Bees – it was reported that a large nest of bees has taken up residence in a drainpipe along the golf course. Jim Susin contacted a local beekeeper to see if they can assist in removal.

Josh Ketchuside – presented a very extensive plan to repair the drainage issue of the ponds and their overflows. His first recommendation is to dredge Pond 1 prior to installing aeration, as the pond is too shallow for aeration to be successful. The cost is estimated at \$10,000. He also suggested a three phase program to correct the overflows and the storm sewer outlet at the northern portion of the overflow. Estimated cost on the entire project (including dredging of pond 1) is \$60,000.00 - \$80,000.00.

Meeting Adjourned at \_\_\_\_\_ 8:15 \_\_\_\_\_ PM

Respectfully Submitted,  
Carla Guiher, Interim Secretary

