

Willow Creek HOA Meeting __9_/_18_/2014

Board Members in Attendance:

P - Matt O'Shea (President) moshea3836@aol.com
P - Carla Guiher carla@getactive4life.com
P - Brad Wilson bwilson@hagemeyer.com
P - Ben Rollinger rollinger.benjamin.c@gmail.com
N - Jim Susin jsusin@aol.com
N - Greg Shaheen gshaheen@mtco.com
P - Jeff Kurtz Kurtz.Jeffry.J@cat.com

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

Guest in Attendance: Steve Johnson, Randy Gruber

Meeting Called to Order at ___7:05_____PM by Matt O'Shea

August minutes were approved..

It was noted that Jeff Kurtz, Carla Guiher, and Matt O'Shea's terms are up November 2014. Matt O'Shea reports he will not be returning to the Board. This leaves one Director position open, as well as the need for a President of the Association. Carla Guiher reports she is willing to remain on the Board as a Director, but will not be able to continue as Secretary of the Association.

Financial Report – Brad Wilson reports an additional \$425 was deposited in the HOA's main account and \$7,500 in the ACC account. Brad e-mailed the list of past due residents the week prior to the meeting. It is noted that only 7 Home Owners are in arrears at the time of the meeting. The Board plans to place liens on these properties if they are not paid before the Annual meeting. Matt presented information on the computer program ACE LITE, which will be implemented by the Treasurer within the next month. This will allow for more accurate reports to be generated.

Committee Reports –

Ponds – Steve Johnson asked for clarification on the pond treatment and clean up. Jeff Kurtz gave a brief summary of last month's discussion and Mr. Johnson was given a copy of the August minutes to read.

Architectural Control Committee – several violations throughout the neighborhood were brought to the attention of the ACC. These include a dog run on Willow Glen. The motion was made and seconded that the run will need to be removed. Unanimous approval by the Board. An outbuilding on Stone Lake was discussed, as it is not of like material as the home. Matt Shea stated he believed the previous Board grandfathered the building in. A letter will be sent requesting they paint their outbuilding the same color as the residence. A second outbuilding on Cedar Lake was discussed, as it is not of like material as the residence. A letter will be sent letting the Home Owner know they will need to comply with the Restrictions in regard to this matter. Two complaints of residents with excessive weeds in the yard were received – and e-mail will be sent making the Home Owner aware of the issue, however the Board does not believe there is a restriction addressing this

specifically. Lastly the Board discussed the white vinyl fences constructed on Willow Glen. The Board unanimously decided the fences do not meet criteria and they were not approved prior to their construction as per the Restriction and therefore must be removed.

3. Old Business -

Bees - the bees are no longer in the drainpipe.

Drainage in the Estates Horseshoe - the work on the drainage behind the Gerard residence in the Estates will begin the weekend following the Board meeting.

New Business -

Annual Meeting - the annual meeting is set for Sunday November 2, 2014 at 2 PM at the Christian Union Church. Matt O'Shea will confirm that the space is available prior to the Fall Newsletter being sent to Home Owners.

Meeting Adjourned at _____ 8:30 _____ PM

Respectfully Submitted,
Carla Guiher, Interim Secretary