

Willow Creek HOA Meeting __1_/_15_/2015

Board Members in Attendance:

__P__	- Jeff Kurtz (President)	Kurtz_Jeffry_J@cat.com
__P__	- Jim Susin (Vice President)	jsusin@aol.com
__P__	- Brad Wilson (Secretary)	bwilson@hagemeyerna.com
__P__	- Chad Langan (Treasurer)	CLangan@kaskaskiaeng.com
__P__	- Carla Guiher	carla@getactive4life.com
__P__	- Ben Rollinger	rollinger.benjamin.c@gmail.com
__P__	- Greg Shaheen	gshaheen@mtco.com

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

Guest in Attendance:

Meeting Called to Order at ____7:10_____PM by Jeff Kurtz

December meeting minutes were approved.

Financial Report – All financials have been turned over to Chad Langan. 46% of the dues are paid to this point. The process of adding Jeff to the bank account has been completed.

Checking balance – \$28,604.79

ACC balance – \$1,500.00

Committee Reports –

Ponds – no report

Mowing – Carla moved that we extend the contract for 2015 with LJ Mowing, Jim second, motion passed.

Architectural Control Committee – Carla will maintain ACC seat and records, looking for additional support.

Old Business –

Sale of Horseshoe land to Lot Owners - a brief discussion was held regarding the possibility of selling the horseshoe land to home owner. Will need further investigation to determine if owners are interested in purchasing the land behind their homes to enlarge their lots. Chad Langan mentioned he lives in the estates and would be interested.

HOA website – it was brought to the attention of the Board that some of the 2014 minutes were not posted on the new website (same address as old website). Jim Susin will send an e-mail to Andrew Elliott with the minutes so they may be posted. It should be noted that minutes will not be posted until the Board has approved them at the following months meeting.

Drop Box for Board members – Jim Susin made the motion that Ben Rollinger set up a drop box for all Board members to use. This way all of our information would be available to the entire Board. Motion was seconded and unanimously approved.

Board Meeting Agenda's – a brief discussion was held regarding setting the Board meeting Agenda's 7 days prior to each Board meeting to allow prep time by board members.

New Business –

Damage Deposit Refund- Jim Susin made the motion that we not return the damage deposit until the occupancy permit is issued. Carla second and the motion passed. Dave Mueller will advise on any new occupancy permits as they are awarded. Dave Mueller cannot make the HOA fix any issues after he issues the occupancy permit.

Drainage on the horseshoe in the Estates- There were brief discussions with Dave Mueller about the drainage issues, after further evaluation and a walk around Dave will let Tom Thomas know they are working as designed.

Run-off from Coal Bank- Jeff had some brief discussion with Walt Laylock about the possibility that the Village would like to redirect some water flowing from Coal Bank toward our retention ponds.

Handoff of green space to Homeowners- Jeff is going to check with the lawyer on the process and legality of transferring ownership of Estates green space to the home owners.

Motion made to adjourn. Second.

Meeting Adjourned at _____ 8:35 _____ PM

Respectfully Submitted,
Brad Wilson, Secretary