

# Willow Creek HOA of Metamora

## Meeting Minutes

April 16, 2015

- Greg Shaheen
- Carla Guiher
- Chad Langan
- Jim Susin
- Ben Rollinger
- Jeff Kurtz
- Brad Wilson Absent

Review of finances:

Guest concerns:

**Review of February Minutes:** The February minutes were reviewed and Jim made a motion to approve these minutes. Ben made a second and the board carried the motion.

**Review and approval of Jon Van Order's building plans:** Mr. Van Order submitted his plans relatively late. These were submitted to Carla the night before our meeting. Carla has stated that the house plan meets our requirement of our covenants. Carla has asked that they move the home 8' forward to avoid any potential water damage to their property. Carla made a motion that we accept the Van Order's plans with the condition that their house plans move forward 8' per their builder's suggestion. Ben seconded the motion. Vote has been carried by the board. Carla will contact JVO about our stipulations for the approval of their plans.

**Proposal of Uniform Fencing:** This is not a request for change in covenants and restrictions.

- Our standard for lake property is a 4' foot aluminum "rot iron style" fence
- On property that backs up to non-HOA property, we are going to standardize on what type of fence can be erected. Jim has made a motion that we postpone this discussion to next month, so the board can think about this topic.
- Jeff will contact Ken Davie and ask him to draft letter to the homeowners on Willow Glenn that their privacy fence must be taken down by July 1. Do we have any repercussions? Can we put a lien on their house?

**Drainage issues on Willow Glenn Drive:** Jim had Ben Roberts look at the erosion / drainage issues on the cull de sac on Willow Glen Drive. Ben felt that we had improper drainage issues

and we need to take care of the water flow. We also have an erosion issue by the drain that we need to get it taken care of. Whitney and Assoc. does this kind of work, but are very expensive. Jim and Jeff will contact some people that may be able to help us with this issue. Jeff will call E&T Enterprises and see if his excavator supplier can help us out with the drainage issue. Jeff will also talk to Dave Mueller, City Engineer to see if the City can help with the flow of *their* water.

**Mowing Contracts:** We are good to go with our contract for the 2015 mowing season.

**Pond Maintenance:** Marine Biochemists will continue to treat the ponds.

**Review and approval of "Past Due" letter:** The letter was reviewed and Carla made a motion to approve the letter with suggested changes. Jim made a second to the motion and the Board carried the motion

**Weed control review:** Carla will talk to our lawn care provider about spraying for dandelions before they bloom this year.

Discussion of transfer of property: We all agree in principle that it would benefit the HOA if this property is transfer the property in the Estates. Jeff will continue to work with our lawyer to explore the feasibility of doing this:

- 100% acceptance
- Would have to fix drainage issues
- We would have to have a HOA wide vote
- Homeowners would have to pay for legal fees to do this