

Board Members in Attendance:

- P - Carla Guiher (President)
- P - Jim Susin (Vice President)
- P - Chad Langan (Treasurer)
- P - Bonnie Nungester (Secretary)
- P - Brad Wilson
- P - Kathryn Diaz
- P - Tom Thomas

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

Guests in Attendance: John Nungester, Gary Newswander, Connie & Mike Anderson, Walt & Rae Ann Laylock, Jerry Lowry, Nick Karcher, Dan Clark, Nathan Hendricks, Andrew Seth, Dustin Friedrich, Jackie Schertz, Isaac Gerard, Matt McGraw, JD Russell

Guest Speaker: Presentation on Ponds by Bill Hancock; Marine Biochemists

7:00 Carla Guiher called the meeting to order.

Due to large turnout and 3 new board members; all the board members self-introduced themselves; including name, street, position, & committee.

All HOA members are encouraged to join a committee; please express interest through the HOA Website <http://www.willowcreekofmetamora.com/contact.html>

Old Business

Minutes

- Kathryn made a motion to approve the December, 2015 Minutes; seconded by Tom; all approved; motion carried.
- Jim made a motion to approve the November, 2015 Minutes; seconded by Brad; all approved; motion carried.
- Chad made a motion to approve the October, 2015 Minutes; seconded by Kathryn; all approved; motion carried.

Treasurer's Report

- Current balances of HOA bank accounts:
 - Regular checking: \$29,060.35
 - Deposit checking: \$4550.00
- Construction deposit for lot #114 from Scheiler & Rassi (\$1500)
- This month's expenses:
 - Arch Chemicals (Marine Biochemists):
 - o lake Treatment #1- \$436.17

o lake Treatment #2 - \$187.00

- Updated MB with our PO Box address
- Office Expense of \$51.22 (Chad), (certified mailings (X6), stamps)
- 2015 HOA dues paid to date: 95.90%
- \$1175 in outstanding due payments (see below)
- 1 past due payment received this month, one confirmed on the way.
- 2016 HOA dues paid to date: 40.00%
- Marine Biochemists was notified to change HOA address to PO Box
- All returned 2015 dues notices were correctly addressed and mailed.
- Apology letters were mailed to residents with incorrect dues listed in the 2016 dues letters with reassurance that our records are correct. *[this was not the fault of Chad; he did not compile or mail the letters]*

HOA FEES PAST DUE LIST (2014/15):

Lot 89	Scott & Casey Sabin	2014 owes \$25	2015 unpaid
Lot 111	Anthony & Mary Mazzenga	2014 unpaid	2015 unpaid
Lot 121	Gilead & Elaine Kimberly	2014 paid	2015 unpaid
Lot 18B	Barbara Ehley	2014 unpaid	2015 unpaid
Lot 4B	Becker Brothers	2014 unpaid	2015 unpaid

- During the August 2015 the following is written: "Discussion of dues increase to \$200 lake/park lots and \$175 for non-park. Motion made by Carla, Ben second. Motion passed."
- The person sending out the letters for dues incorrectly listed \$150 as the dues for non-park lots. The correct amount will be listed in the 2017 dues letters.

Pond Report

- Issues:
 - o Algae and weed issues in ponds
 - o Bill Hancock with Marine Biochemists will try to attend our Jan. 21 meeting to discuss pond issues: control of weeds, depth, oxygen levels and aeration benefits and costs.
- 1/8/16:I spoke to Wayne Herndon with IL. Department of Natural Resources. He would probably be available in April to map pond 1. He suggested contacting Herman Brothers and see what they would charge if we want it done sooner.
- 1/8/16:I spoke to Jeff at Heartland Dredging in Indiana - phone 317-769-6922. They do business in this area. They will look at the ponds online and give a ballpark figure of what pond 1 would cost to dredge. No firm quote can be done until the mapping is done. I asked for references.
- 1/8/16: left a message for Herman Brothers about pond mapping. 309-693-3255. They responded with a quote(separate email) to map the ponds.
- 1/8/16: spoke to Pond Maintenance Guys - 888-738-5526. They will have their person in Eureka call me.

- Pond 911 - covers all of Illinois. Located in Alhambra, IL. Phone - 618-514-8983. They will look at our website and get back to me. There would be a fee to come and evaluate the ponds.
- Aeration of Ponds:
 - Our ponds are run-off ponds. They do not have fresh water input.
 - Aeration increases the oxygen level of the water.
 - This is helpful for the fish population, weed control and mosquito control and overall water quality.
 - Aeration can be done by using windmills or electric pumps.
- Pond 1: we believe pond 1 is too shallow to benefit from aeration.
 - Mapping of the pond will determine this. We know oxygen level is low and aeration will help this as would increasing the pond depth.
- Pond 2: same issue as pond 1.
- There is no good place for windmills on ponds 1 and 2.
 - Oberlander Electric laid a conduit from the power box under the driveway at 820 Stonelake. By doing this electrical service can be run to ponds 1 and 2 through our common area.
 - The initial quote from Oberlander was \$4200 to run the electric line.
 - There would be a small fee from Ameren to hook it up to the main electric box on Stonelake and a small monthly fee for electric usage.
- A quote in 2014 from Marine Biochemist was \$6900 to place aerators in ponds 1 and 2. These are old quotes and would have to be looked at again.
- Pond 3: Aeration will work via windmill or electric. Windmill could be placed on tree side of pond 3. Pump could be disconnected in the winter so the pond can freeze over. Once installed, minimal maintenance, possibly by homeowners. Cost for the windmill, pump and material would be estimated at \$2000 - 3500. This is not installed.
- Other possible options to improve ponds:
 - Grass Carp for algae control - must purchase through State fish sale in October or April each year. The Board approved this to be done in October 2015. Was not followed through on.
- Mosquito fish for insect control: Wayne Herndon suggested these to help with mosquito control. Fish must be purchased during State fish sale in October or April.

Presentation by Bill Hancock; Marine Biochemists

- Bill gave a brief summary of Marine Biochemists and their services. More information can be found at <http://www.marinebiochemists.com>
- Completed treatment of the ponds, problems with rain, low Oxygen levels in ponds, plants and fish; and options for each of the three ponds. He answered audience questions and provided a better understanding of pond management.
- Ponds cannot be properly treated when Oxygen levels are low as it will cause fish kill.
- Bill will prepare and send quotes on pond treatment, electric driven aeration, and mapping.

- Recommended priorities are:

- Are aerate ponds to bring up oxygen levels to treatable levels.
- Mapping of ponds 1 and 2.
- Investigate working with Village of Metamora and Golf Course.
- Carla thanked Bill for coming and his information.

Discussion

- Dustin Friedich who lives on Pond 2 stated more movement on pond issues had taken place than he thought. Dustin asked if the extra \$50 in dues for pond lots could be put in a special fund for pond use only. Chad will explore this option, however, all common areas are the responsibility of all HOA members.
- Walt Laylock stated that years ago the Village Board was willing to work with the HOA, but the HOA showed no interest. Walt suggested that with a new board, this matter should be addressed with Dave Mueller of the Village Board.
- Walt Laylock suggested that since there continues to be run off from the golf course, the golf course should be contacted regarding paying for a drop box for golf course water runoff.
- Carla stated that individual homeowners cannot legally treat pond water. **Carla stated she had spoken with Jane Churchill at the EPA permits are issued but not to treat water.** Even with a permit homeowners can only treat near but not over the pond.

Mowing Report

- LJ's Mowing based in Lowpoint stated it would take three years to turn around the common green areas. Carla will give LJ's bid to Bonnie. Carla stated the cost will remain the same with a willingness to work with the HOA should any common area be sold.
- 70% of all mowing is on the horseshoe.
- Gary Newswander stated he lives on horseshoe and is against selling any park land. As he did last month he suggested using it for a dog park or putting up playground equipment.
- Isaac Gerard stated the park area on the horseshoe is weeds not grass; if park is to be kept rather than sold, it needs to look good. While he does not live on a pond, Isaac, thinks ponds should be maintained and look good.

ACC Report

- The committee met on Jan 11.
 - The main discussion was to review on new plans for construction are reviewed and the process for recommendations to the board.
 - Gary Newswander will receive all plans for Feb and March and any applications.
 - Typically spring shows an increase in building for such items as fencing and other smaller projects.
 - The committee limits the number of smaller projects to 3 per month.
- A complaint was made about construction debris on Lot 99.
 - The builder Preferred Realty is not using a dumpster and has refused the HOA request to use one.

- This is the first builder to refuse to use a dumpster in four years.
- Preferred Realty told Carla to contact their lawyer.
- Walt Laylock suggested Dave Mueller be contacted as the builder may also be noncompliant with other requirements of the Village Board.
- Jim motioned that Dave Mueller be contacted about this issue; Carla seconded; all in favor; motion passed.

Hospitality Report

- Kathryn has compiled a chart of all properties for sale in the HOA. She plans to contact the realtors about making it clear to prospective buyers that there is a HOA and membership is required.
- Kathryn explained that new property owners are given a \$20 gift from Village Florist, and a bag, containing information on the community and HOA website information.
- There were no new neighbors this month
- All HOA members are encouraged to post new neighbors in contacts on HOA Web Site <http://www.willowcreekofmetamora.com/contact.html>

New Business

- Carla noted the need for secretarial supplies.
 - Jim made a motion for Bonnie to purchase and submit bills to Chad for payment for needed secretarial supplies including legal pads, a rolling file, hanging file folders, printer paper and ink, a clip board for sign in sheet, a thumb drive, etc. Motion seconded by Chad. All approve; motion carried.
 - A voice recorder to record meetings would be nice to double check notes or if there is a discrepancy on what someone else heard. No need to keep tapes after approval of the minutes. It would also allow board members who could not attend the meeting the opportunity to hear the presentation and discussion. Bonnie doesn't know much about these so if someone has expertise, she is open to suggestions. Did someone say something about a voice recorder and a microphone being plugged into the town hall system? This would need to be discussed further.

Review of Lawyer's Second Letter; Gregg Knapp

Carla explained the options given by Gregg Knapp regarding sale of common property.

Sale of Common Ground

- Carla explained that the HOA Board has the power to sell common ground in Outlot A. However, HOA cannot sell drainage areas. Some of the homes in the horseshoe have drainage areas.

- Chad reported on his initial survey of the interest of homeowners on Willow Glen to buy common ground attached to their property.
 - 20 families
 - 2 owners of ½ of condo said no
 - 5 maybe
- Carla stated the plan would be that the HOA would pay such as initial costs of survey, attorney's fees and title. When homeowner reimbursed the HOA the deed would be given to the property owner.
- Carla suggested a neighborhood vote could be held to vote on sale of property.
- Kathryn stated it was her understanding that people had not tuned out for neighborhood votes in the past. There were only a few of the homeowners present at the Annual Meeting.
- Jim stated an option would be to sell lots 14, 15, 16, and 17 which would leave 16 lots on the horseshoe not purchasing property.
- Walt Laylock suggested the attorney be contacted and told the HOA wants to sell the four lots and ask the attorney what needs to be done to make this happen & protect the interests of the HOA.
- Carla will call attorney to discuss selling the four lots and for recommendation for surveyor.
- Gary Newswander stated the board needs to be careful about setting a precedent for sale of land.
- No motion was made at this time.
- A monthly board meeting will be scheduled to discuss sale of property in a forum similar to tonight's meeting on the ponds.

Miscellaneous

- John Nungester asked about Notice of Board Meeting not being in January issue of Connected. Jim Susin stated he had already contacted the Magazine and it would be in the February issue.
- Matt McGaul stated neither the ponds nor the parks are in great shape; costs need to be cut to ensure progress. Chad stated that if HOA members looked at the presentation ;
- Connie Anderson stated more Communication regarding the Board Meetings is needed. She suggested signs be posted at the entrances to the subdivision each month noting the specific concerns being addressed in that month's meeting.
 - Brad volunteered to make 4 yard sign.
 - Jim made a motion to have the signs made and posted; Brad seconded; all in favor; motion passed.
 - Carla stated the Board is keeping a master list of e-mails in order to send out notices to the community as a whole, however, not all home owners have provided their e-mail address.
- Danny Clark stated the drainage issue on his property needs to be fixed. Danny states his property is being eroded.

- Property had been looked at previously and drainage was functioning as intended.
- Erosion of property is a new issue and the drainage needs to be reevaluated.
- Walt Laylock says drainage is a Village issue and Dave Mueller should be contacted. Walt offered to work with Jim Susin to address this issue.
- Jim will call Dave Mueller

Review of Meeting Process

- All committee reports are to be sent to Carla.
 - Instead of full sentences on different aspects of the meeting; Carla will use bullet points for reference.
 - Carla will send the committee reports with the agenda a week before the board meeting. All reports are to be reviewed prior to the meeting.
 - Bonnie will send Minutes to all board members separately to review before the board meeting.
 - The committee reports were extremely helpful not only for information, but also for writing the minutes.
 - Chad will bring treasurers report to meeting to have the most current information.
- Chad will run the February meeting; Carla will still send out the agenda and committee reports
- Kathryn will continue to type Action List for monthly board meetings and send to board members.

Carla motioned that the meeting be adjourned; Chad seconded; all in favor; motion carried.

Meeting adjourned at 9:34.

January 2016

Board Member Action Items:

- Carla will update Chad's email address on the Board of Directors Document. She will also send it to Andrew to update the contact information for the website.
- Jim will get a detailed estimate/budgetary quote from Marine Biochemists for aeration and mapping.
- Jim will submit all mapping, dredging and aeration quotes in his pond report for February
- Carla and Jim will talk to attorney
 - What changes can be made to make it possible to cut mowing costs (neighbors chipping in, buying a mower, etc)
 - Steps to take to sell the 4 lots of the Horse Shoe property and cost per household to purchase property
- Carla to contact Andrew about creating a message board on the website. This can be used to communicate ideas about the ponds, parks and other neighborhood concerns

- Brad will make yard signs (4 of each) that we can use to remind residents about HOA meetings

Willow Creek HOA Meeting
Thursday 7 PM
Village Hall

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Thursday 7 PM
Village Hall
COMMON PROPERTY DISCUSSION

- Jim and Walt Laylock will contact Dave Mueller about the safety of the storm drains on Willow Glen and in Mulberry Park.
- Jim and Walt Laylock will contact Dave Mueller at Village Hall to find out if the village still has interest in using our ponds for water removal and if they would be interested in working together
- Bonnie will buy rolling file and necessary supplies for Secretary
- Carla will give Bonnie the mowing bid
- Carla will contact Dave Mueller on the Village council about noncompliance of village ordinances by the Preferred Realty new build on Lot 99
- Kathryn will contact realtors with property for sale in the neighborhood to make sure they have information about our HOA