

- Lot 4B Becker Brothers

2014 unpaid 2015 unpaid

Website

Carla contacted Andrew Elliott, our web master. He will develop a page so the Board may post message for home owners to keep them informed of meetings, info about ponds, parks or whatever we would like to pass along. He has also updated his e-mail addresses to include Chad's new e-mail address. Carla would recommend that the Board prepare any announcements they would like posted, have the announcements approved by the Board and sent along to Andrew. Announcements may include the request that no individual home owner treat the ponds, a reminder for home owners not to mow grass from their yards into the ponds or gutters as all of this promotes growth of weeds and alae in the ponds, notice that the Village of Metamora will be repairing the storm drain between the Estates and Phase V in the spring, and whatever else you decide upon.

Kathryn Diaz made motion to post on website township repair of drainage between Estates and Phase V in the Spring, Village Yard Waste Disposal site on Santa Fe on Saturdays from 8-noon starting in the Spring, illegal for individual home owner to treat ponds, reminder to homeowners not to mow grass or weeds into pond as this promotes algae in pond, motion seconded by Tom Thomas. All agreed; motion approved.

Pond Report

We received our third letter from Attorney, Greg Knapp. a portion of the letter is on our ponds. In summary the HOA is required to maintain ponds only to the extent necessary to address the surface water run-off requirements. The HOA is not required to maintain lakes for recreational purposes, or to keep them free from algae and other naturally occurring conditions for aesthetic purposes. However, the HOA is not in any way prohibited from maintaining the lakes to a higher standard.....if the HOA members are willing to pay sufficient dues to defray the cost. Additionally the HOA is the owner of the lakes and parks. For individual home owners to treat those properties is the same as a lot owner making improvements without the consent of the owner of the other lot. Since jurisdiction of the ponds is under the Department of Conservation (now Natural Resources we must follow their regulations regarding treatment of the ponds).

Bids for Mapping:

Marine Biochemists: not yet received - Tom Thomas will receive a copy also.

Heartland Dredging:

\$85 per hour for sonar mapping of Pond one only. 8-10 hours; estimated time with a 10 hour maximum. Approximately \$850.

Superior Seawalls & Docks: sonar mapping (quote attached)

South Pond (pond 1): \$600

Middle pond: \$200

North pond: \$150

Herman Brothers:

- frozen ponds: ice must be at least 4" thick
south pond: \$575
Middle pond: \$300
- Thawed ponds:
south pond: \$750
middle pond: \$450

Pond 911: \$65 | hour + travel time from Vandalia, Illinois - at least 300 miles roundtrip. Tom would estimate \$400 just for travel time.

Tom recommends that board hire Superior to map all 3 ponds. Copies of Superior's quotes to map, dredge (estimate only), a copy of what the mapping report would look like, and Superior's references. Jim Susin has contacted 3 of them in this area. Two of them Jim knows personally. Jay Glatz for banking and Mike Axelson {owner of Michaels Italian Feasts restaurants}. Jim is comfortable in Superior's financial position and ability to please a very demanding customer. Jim also contacted the person for White Oaks Lakes but heard no response to a voicemail he left. After mapping the ponds Superior should be able to give us a more firm quote and address issues we might have getting this done with the space restrictions accessing the ponds.

Tom Thomas made motion to spend \$950 to map ponds with Superior Seawalls and Docks; seconded by Chad Langan; all approved; motion passed.

Tom will talk to Jim Susin on how to set up with Superior Seawalls and Docks.

Discussion on Pond 1 photos from when hay bales from golf course were blown into pond.

- Brad will call Trever Graham and Bill Thomas to inquire as to whether he has any photos.
- Dave Vericker will check to see if he has any of the old photos

Mowing

Carla forgot to walk the mowing contract to Bonnie before leaving for Missouri and will do so upon her return. Nothing new on this as LJ'S will begin mowing as soon as it is time.

ACC Report

The third attorney's letter also addressed fencing throughout Willow Creek. Mr. Knapp concludes that while no amendments to the original covenants for each Phase of Willow Creek have been made; thus the original Covenants stand. However, the Developer never expressly made a provision that affirmatively states that the HOA as its successor. Hence enforcement of the Covenants in a court becomes questionable. This puts the HOA in a difficult position with regard to all Covenants except collection of dues, which in this one case the HOA was named as the successor. Discussion should be held as to the direction in which the HOA wants to go with regards to the Covenants in general.

Discussion on Covenants and By Laws to be kept on agenda. Board members should review Covenants and By Laws.

Shawn Stanley from the Estates has submitted a proposal for fencing approval. Tom Thomas has been working with the Stanleys since they live in the Estates. the ACC met on Sat. and recommended the fence be approved. Email received from Dave Mueller approving plan as submitted with qualifier of nothing is done to change, impede or hinder current drainage. Brad questioned the type of fence; black aluminum. Tom Thomas motioned to approve the fence and approve elevation for yard as long as nothing is done to change, impede or hinder current drainage and as submitted in plan; seconded by Kathryn Diaz, all approved; motion passed.

Per email for Dave Mueller the Village of Metamora has issued a certificate of occupancy for 1293 Cedar Lake Drive; Permit # 15-22. The owners will take possession on or about March 3, 2016. Builder needs to complete the following:

- Steps need to be installed on back deck
- If three or more steps are needed a hand rail must be provided
- A temporary address needs to be placed on home; owner to install permanent address
- Front sod needs to be laid and any other HOA requirements must be met prior to HOA releasing deposit

Matt Sanders may have a proposal for an out building. Information regarding the outbuilding was not received. Carla to follow up with Matt.

Hospitality Report

- No homes were sold this month.
 - 5 homes currently for sale
 - 1 home recently removed, but not sold; 3 properties under construction
 - 10 empty lots for sale

- Kathryn contacted all realtors with properties for sale in the HOA to make sure they are aware of the annual dues.
- Chad will call realtor Brian Monge regarding past dues on listed property.

Sale of Common Ground

- Chad contacted the survey company Millennia Professional Service and is waiting for estimate of cost
- Dave Vericker stated it was his understanding that each home owner owns a portion of all common ground and questioned whether his is stated in the property deed and if so will this affect any sale, and whether attorney has researched this
- Dave Vericker also questioned whether the board has the authority to change a lot designation from park to regular lot should common ground be sold to adjacent property owner
 - Carla to check whether lot designation can be changed with sale of property
 - Could lot designation change be part of sale
- Dave Vericker stated some property lines on Stone Lake extend 5-10 feet into the lake and that technically the property owner could tell people not to do such things as fish off their property
- Further update requested from Carla regarding costs and procedures

NEW BUSINESS

Storm Sewer

Email received from Dave Mueller; Village of Metamora.

- Conferred with Village Engineer
- Researched maps and agreements
- Concluded culvert between 1255 and 1259 Willow Glen Dr. is the responsibility of the Village
- Repair will be made when weather permits
- Should further erosion warrant a danger to the public, barricades will be placed until such repairs can be made

Signs for Neighborhood

- Brad received an estimate from Fast Signs regarding the cost of both 1 sided and 2 sided signs; in quantiles of 8 or 10 signs
- The additional cost for the two extra signs is \$12.95
- Signs would be yellow with black lettering
- Signs would be 18x24 inches
- Signs would state:

- HOA Board Meeting
- 7:00 pm Thursday
- Village Hall

Discussion followed on whether signs would accommodate special notices for such things as speakers or special point of interest for the meeting. They would not.

Bonnie suggested that Brad contact Fast Signs to verify if a hanging plaque is available; cost; and how it would be secured to sign. Brad agreed to do so.

Board Member Action Items by Kathryn Diaz

- Carla and/or Jim will talk to attorney
 - Is a share of common property in individual home owners' deeds and if so, how will this affect sale of common ground?
 - What are the steps to take to sell the four lots of the Horse Shoe property and cost per household to purchase property?
 - Can the HOA change the designation of whether a property is considered park/pond or regular?
- Carla will contact Andrew and ask him to add a link to the Village website and add the following announcements to the website:
 - Village of Metamora will be repairing the storm drain between the Estates and Phase V in the Spring when weather permits.
 - Please refrain from dumping yard waste in the ponds or common areas.
 - The Organic Waste site on Santa Fe will be open on Saturdays starting in the Spring.
 - It is illegal for individual homeowners to treat the pond water.
- Chad will follow up with Millennia Professional Services about the cost of surveying the common property around the Horseshoe.
- Tom will talk to Jim Susin about how to proceed with Superior Seawall and Docks.
- Brad will contact Trevor Graham and Bill Thomas about pond 1 photos.
- Brad will ask Fast Signs if they have signs with hanging plaques; cost, and how they are secured to the sign.
- Carla will follow up with Matt Sanders about his outbuilding.
- Chad will contact realtor of 1309 Willow Glen about past HOA dues.
- Board members will review Covenants, Amendments, and By Laws in preparation for discussion on how to proceed with enforcement of Covenants.

Monthly tasks by Kathryn Diaz

- Committee chairs will submit reports by email to President by 10 pm of the second Thursday of the month.
 - ACC Chair will bring any additional submissions received after the second Thursday of the month to the board meeting.

- Treasurer will bring report to date to the board meeting with handouts for the members.
- President will compose agenda and email it with all reports and attachments to board members by the Monday prior to the board meeting.
- Board members will read agenda and all reports and attachments prior to board meeting.

Kathryn Diaz motioned meeting to be adjourned; Tom Thomas seconded; all in favor; motion passed.

Meeting adjourned at 8:08 pm.

Respectfully submitted,
Bonnie Nungester
Secretary