

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, David Suckow, Isaac Gerad.

Carla called meeting to order at 6:58 pm.

Secretary's Report

Kathryn motioned that March Minutes be approved, seconded by Tom; all approved, motion passed.

Treasurer's Report

- Current balances of HOA bank accounts:
 - ~ Regular checking: \$34,628.66
 - ~ Deposit checking: \$4550.00
- This month's expenses:
 - ~ \$21.40 - Village Florist
 - ~ \$950.00 - Superior Seawalls & Docks Inc.
 - ~ \$48.00 - P.O. Box Renewal (1 year)
- 2015 HOA dues paid to date: 98.31%
 - ~ \$725 in outstanding dues payments (see attached)
- 2016 HOA dues paid to date: 81.44% (up 3.71% from last month)
 - ~ \$4200 in outstanding dues payments (see attached)
- A message was left for Becker Brothers regarding unpaid dues; Brian Monge, realtor, said Becker Brother's will pay; waiting for response from Becker Brothers.
- Chad waiting for bill from attorney; it was mailed in error to Carla; Carla gave bill to Chad.
- Discussion on liens for homes with unpaid dues tabled for closed meeting to follow this meeting.

- Tom motioned that Treasurer's Report be approved; seconded by Bill; all approved; motion passed.

Pond Committee Report

- Waiting for estimate on dredging from Superior Seawalls and Docks
- Tom stated he was unable to get on the April agenda with public works for Metamora; he will call to request a slot to present in May.
- Discussed possible building next to golf course and more homes on Coal Bank and Progress which will also drain into the ponds.
- The Metamora Mayor realizes problem will only get worse.
- Carla suggested we may need to consider having attorney attend public works discussion. Tom to ask if village attorney will be at meeting.

Mowing Report

- Spraying for dandelions to begin in summer
- Dave Suckow expressed concerns about spraying for dandelions taking place after dandelions were already seeding.
- Isaac Gerand questioned whether a pre-emergent spray is needed; and also stated green space should have been mowed by now and grass is growing higher.
- Carla will call Joseph about dandelions being sprayed before seeding and getting grass mowed.
- Discussion also held on height of grass at 1406 Willow Glen on corner of Coal Bank Road. Tom will talk to Dave Mueller about Village Ordinance regarding grass height and code enforcement for 1406 Willow Glen grass.
- Isaac reported he has spoken to owner of 1406 Willow Glen with no positive result.

ACC Report

No building or fence requests received.

Hospitality Report

- 7 homes for sale
- 1 home sold on Johanna; gift to be purchased
- All of board members agreed that new resident letter was good.
- Gift already purchased for Kamm house; Carla will e-mail Dave Mueller asking if occupancy permit has been given.

Sale of Park Land

- Chad gave clarification on initial surveying estimate for horseshoe. First time out for four homes would be \$3,000 with each subsequent survey costing \$800 regardless if it was for one house for more.
- Quote to survey all green space, move pins, easements, drains, etc.
- Chad will contact Dave Evans at Millennia and ask the following: how long is survey good, and quote on cost to survey all of Mulberry Park and all of the Horseshoe on one

visit.

- Questions/Comments:
 - Is survey required to sell property?
 - Would the homeowner be willing to pay the cost of the survey, attorney fees, etc. for the property?
 - How much would be saved on mowing?
 - Would the cost of mowing offset the costs of selling the property? How long would it take to realize the savings?
 - Kathryn and Jim both pointed out that any savings would allow more money to be spent on ponds.
 - Chad stated that we are a few years away from having major problems with the ponds.
 - Isaac stated he is interested in buying the additional green space attached to his property, but is unsure how much he would be willing to pay to do so.
 - Carla will contact attorney regarding legal fees for sale of common land.
 - Chad questioned if it is okay to sell the land four lots at a time – Per Attorney letter dated December 4, 2015 Outlot A can be sold all at once or in sections.
- Provided all information is received before next meeting, a e-mail motion can be made to sell the green space; however, everyone on the board must vote by e-mail on the motion for it to be official.

Fast Signs

- Discussion held on signs for the entrances to Willow Creek regarding HOA meeting with extra sign to be attached for special meetings.
- Jim made a motion for the signs to be ordered with Chad seconding motion; all approved; motion passed. Sign to have four lines stating: Willow Creek HOA Meeting, Third Thursday 7:00 pm, Village Hall, <http://www.willowcreekofmetamora.com/index.html> ; with extra sign attachable to main sign to read special meeting. Main sign to be black on yellow with extra sign to be yellow on black.

Storm Sewers

- Per Dave Mueller dumping in storm sewers is against city regulations.
- Tom will talk to a neighbor he suspects of dumping
- Collection of lawn waste in paper bags will stop; all yard waste must be taken by homeowner to Santa Fe site
- Brush will still be picked up the first week of the month
- Carla will notify Andrew to put on the HOA Website the facts regarding lawn waste and lawn clippings.
- Kathryn provided pictures of the Mulberry Park drain and again expressed her concerns regarding safety around the drains.
 - Tom will discuss with Dave Mueller
 - Is the drain in Mulberry Park the city's responsibility; if not Tom will

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obtain quotes

- Danger as drain is now
- Should drain area be fenced
- Area is not usable as a park

Board went into closed session.

Respectfully submitted,
Bonnie Nungester, Secretary