

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

7:03 Carla called the meeting to order.

Secretary's Report

Jim made a motion to approve the April, 2016 minutes; seconded by Brad; all in favor; minutes approved.

Treasurer's Report

- Current Balances of HOA bank accounts
 - Regular Checking: \$34,781.84
 - Deposit Checking: \$4550.00
- This month's expenses
 - \$10.73 Village Florist
 - \$10.00 Secretary of State's Annual Report
 - 0.00 2016 Woodford County Tax Bill
- 2015 HOA dues paid to date 98.31%
 - \$725 in outstanding dues payments
- 2016 HOA dues paid to date 83.73% (up 2.29% from last month)
 - \$3725 in outstanding dues payments

Taxes for outlots went to both Brad and to PO Box. Chad will compare two bills which show zero tax liability.

Chad called Becker Brothers and left a message regarding unpaid dues; there was no response. Jim will contact Brian Monge again and also Becker Brothers if needed.

Jim gave bill to Chad for ink used for presentation to village regarding ponds.

Brad and Chad will go to HOA Member in person to discuss unpaid dues this weekend; prior to filing a lien on the property for unpaid dues. A certified letter was already sent, Chad will check for receipt and request from post office if needed. If there is a hardship the board will approve a payment plan.

Discussion on how long to wait prior to filing liens on unpaid dues for 2016. Decision deferred.

Pond Report

On May 10, 2016 Jim Susin, Tom Thomas, Brad Wilson met with the Village of Metamora Public Works Committee. Also present to give input for Willow Creek was homeowner Walt Laylock. The Village Board was present and Village Public Works director Dave Mueller.

We presented our issue with increasing sediment filling up our three ponds with pond 1 (south pond) being the biggest issue. We presented the Village with a presentation showing the development of Metamora Fields golf course, pond mapping done by Superior Seawall and a dredging proposal from Superior Seawall.

The Village agreed that there was a current and future issue since the ponds provide drainage for the Village storm sewers. The Village is also pursuing the addition of a motel that might be located on Progress Street. If this were to happen more drainage would be directed to our ponds.

It was left with the Village to set up a meeting with the original developer, the owners of Metamora Fields, The Village of Metamora and the Willow Creek HOA to discuss the problem and solution.

There was little argument that pond 1 needs to be dredged but there was no admission of responsibility by the Village and who should pay for this.

There was a comment by a Board member that the dredging quote was quite reasonable.

We offered references for Superior Seawalls but that was declined by the Board.

Above report submitted by Jim Susin

Further discussion:

- Jim stated that the emphasis at the meeting was on silt and water flow into the ponds.
- Brad stated they also emphasized the need for support and partnerships in solving problems with the ponds.
- Brad stated the developers of the golf course did not have fences in place in the time frame they were required.

- Jim stated before the Village will assess their responsibility for the problems, the Village will want to rule out the responsibility of others such as the developer of the golf course, and the developers.
- Brad also spoke to the village about a farmer who is having flooding in his fields as part of the problems.
- Dave Mueller is in charge of setting up a meeting with original developer, the owners of Metamora Fields, The Village of Metamora and the Willow Creek HOA

May 4, 2016 Meeting with Dave Mueller:

- Long vegetation at 1406 Willow Glen. This was mowed the day after our meeting in April. In the future, Nuisance Greenery in excess of 10", comprised of either weeds or grass is a violation of Village Ordinance # 804.035. If we report it to Dave, he will issue a warning in person, and if the problem still persists, the Village will mow and charge back at a considerable cost.
- The only responsibility for the drainage of Mulberry pond, would be the drain itself, and possibly not even that. Dave will check with Farnsworth Engineering to determine responsibility for the drain. Even if the Village is responsible for the drain, the concrete that is being undermined, would most likely be the responsibility of the HOA. Looking at the concrete with Dave, it is likely that the tree adjacent to the concrete is also being undermined. The Village would have no problem with the method suggested to Carla for repair.
- Correction of error: the Village will still remove waste bags at the curb.
- Tom learned from the Mayor at this week's breakfast that Dave Mueller is to be in charge of setting up a meeting with all involved with the pond dredging situation.
- At the breakfast, the Mayor said he is actively pursuing a car dealership to be located across from the tube plant on 116.
- Tom will discuss a quote from Fred Schrepter for removal of concrete from Mulberry Park

Discussion:

- Dave Verickler who is now on Village Board lives on Stonelake.
- Jim will call Bio Chem which plans to treat Ponds 1 and 2 before Memorial Day. He will ask what Bio Chem can do to spray weeds on shoreline and ask about getting a

statement in writing about time frame from spraying to allowing children and pets in the water.

- Discussion on Aqua Shade blocking bottom growth of algae; will not affect surface algae.
- Jim made a motion that 3 gallons of Aqua Shade be purchased and one gallon dumped in each pond by Brad. The MDS will be given to Secretary for files. Motioned seconded by Brad; all in favor; motion passed.

Mowing Report

- Carla will talk to mower about doing a better job of mowing around trees.
- Mowing started four weeks ago.
- Spraying is to start after Memorial Day.

ACC Report

- Carla will contact Dave Mueller about occupancy permits on completed houses.
- Fred Schrepper provided a quote to remove the top two concrete slabs from the spillway near the drain in Mulberry Park. The quote was \$200.00. Jim made a motion to approve spending the \$200.00 to remove the concrete; seconded by Kathryn; all approved motion passed. Carla signed the contract. Tom will implement the contract as soon as possible.
- Yard Waste bags will be removed the first week of the month.
- Discussion regarding issues with Preferred Realty:
 - Fence was not approved; HOA will accept fence if it is stained.
 - Dues letter was sent; however, dues were not paid.
 - Question as to whether deposit can be used to pay dues?
 - Question as to whether another lot owned by Preferred Realty is up for sale?
 - Jim Paul of Preferred Realty was contacted by Carla. Carla was told to contact their lawyer and Jim hung up on her. Board will delay further action including a letter pending transfer of rights from developer to HOA.
- Carla will send an e-mail to Kamm about sod and seed on property.

Hospitality Report

One home will be sold this month (836 Stonelake Dr. – closing scheduled for May 30, 2016 – gift will be required).

- 7 homes currently for sale plus 2 pending
- 3 properties under construction (KAMM house sold in March, but still needs sod)
- 10 empty lots for sale

Old Business

- Sale of Green Land (Parks)

- Survey quote for all green land has not yet been received.
- Surveys are good forever; no time limit.
- Chad and Kathryn will contact realtors to inquire about costs of selling land.
- Jim stated an advantage of selling the green land in the Estates would be the ability to obtain quotes from other companies regarding mowing costs. At present our options are limited due to the size of mower required for the Estates grass cutting.
- Signs
 - Brad will ask for mock/proofs of signs prior to purchasing the signs. Brad will e-mail proofs to Board Members.

Bonnie made a motion to close the meeting at 8:47; seconded by Kathryn; all approved; meeting adjourned.

Respectfully submitted,

Bonnie Nungester
Secretary