

Board Members in Attendance:

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

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

Visitors: John Nungester

7:03 Carla called the meeting to order.

Secretary's Report

Jim made a motion to approve the May Minutes; seconded by Tom; all approved; motion passed.

Treasurer's Report

- Current balances of HOA Bank Accounts
 - Regular Checking: \$35,840.12
 - Deposit Checking: \$4,550.00
- This month's expenses
 - \$65.87 Jim Susin's expenses [office supplies; ink]
 - \$643.75 Marine Biochemists
 - \$2,600.00 LJ's Mowing
- 2015 HOA dues % paid to date 99.15%
 - \$150.00 outstanding dues payment
- 2016 HOA dues % paid to date 90.88% [up 7.15% from last month]
 - \$2087.50 in outstanding dues payments
- Jim will mail a letter to Becker Brother's Management office [different address] regarding dues to make sure the letter was received.
 - If no response to letter, Jim will call or visit.
- Chad said 2016 dues are more up to date this year than this date in 2015
- Jim will send a sterner letter to those late with 2016 dues; discussion on when to put liens on properties on which dues are delinquent.
- Tax bills for common grounds have been going to more than one address. The Woodford County Clerk is sending a form so all tax bills for common ground will go to the PO Box. Chad will complete and return form.

Pond Report

- Pond 2 has been treated twice
 - No restrictions on fishing or swimming after treatment of ponds
- Aqua purchased and applied on East Side of ponds
 - Algae trapped the liquid and liquid did not spread as expected
 - No change in water has been noted by Jim
 - Skeptical as to whether this product works for our ponds
- Pond 2 is deep enough for aeration; this needs to be considered
- Meeting with Metamora Village Public Works Committee
 - Tom Thomas, Jim Susin, Walt Laylock, and Brad Wilson attended the meeting to represent HOA.
 - E-Mail sent to Dave Vericher by Tom after the meeting

Subj: **Future presentation to discuss the pond situation at Willow Creek Subdivision**
 Date: 6/15/2016 10:51:20 A.M. Central Daylight Time
 From: **Tom Thomas**
 To: **Dave Vericher**
 CC: **Jim Susin**

Dave:

Thank you for offering to set up a future meeting to discuss drainage into our ponds, and possible solutions, dredging, etc.

I discussed who should be attending with Jim Susin, who managed our presentation for the public works meeting. Here are our thoughts:

1. Mentioned at the meeting were that the Ring group, who owns Metamora Fields should attend.
2. Also discussed were the Schreppfers, who originally set up the subdivision.
3. Beyond that, anyone that you can think of who is involved in draining into the ponds, or who could provide helpful information regarding dredging or engineering would be a welcome addition Please feel free to invite any party that could be of help.
4. If possible, I would like the Mayor to attend.

My newer computer seemed to have hook up problems with the Village A/V system. If you have a lap top that has worked before, we could bring our memory stick. I'm open to suggestions.

- It was discussed that all homeowners need to attend Village Meetings to reinforce the need for further meetings and action on the problems with the ponds.
- Carla stated since Catholic Church owns field being farmed they should also be invited to the meetings

Mowing Report

- Mowing was not done this week due to the weather being dry and no need to mow.
- Discussion on how often to have mowing done.
 - Should mowing be on a set schedule?
 - Should mowing be on a call when needed schedule?

- Jim made a motion that next week's mowing [June 19-25] be skipped and mowing be schedule every two weeks thereafter; Kathryn seconded; all approved; motion passed.
 - Carla will text instructions to LJ Mowing.

ACC Report

- Discussion on deposit refund to Preferred Realty for 901 Stonelake.
 - Occupancy Permit still needed
 - Carla to create letter containing checklist of actions needed to get refund and e-mail letter to Chad.
 - Chad will send letter to Preferred Realty with appropriate box marked.
- Discussion on property at 1318 Cedar Lake
 - Occupancy Permit still needed
 - Chad will check records regarding status of dues; if needed Jim will send a letter to Homeway Homes
 - Carla stated this is why we need to act more quickly putting liens on properties with unpaid dues as it would have prevented the property from being sold
 - Plant and welcome letter delivered to new owners by Kathryn today
- Transfer of Assignment of Rights and Powers from Developer to the HOA Board signed and filed in Woodford County on May 22, 2016. HOA Board now has all rights and powers to enforce all the Covenants.
- Kamm House
 - Carla sent an e-mail to the builders regarding the lawn, but received no response.
 - Jim will ask the owners about the builders plan for the yard
 - Sign on construction truck in driveway now says Catalyst Construction.
- Kathryn stated once deposit is returned she will take property off under construction in her report.
- Proposed fence at 1009 Willow Lake Dr.
 - Discussion on Covenants and request
 - Jim motioned that fence be approved; Kathryn seconded; all approved; motion passed.
- Gary Newswander resigned from ACC.

Hospitality Report

- 8 homes currently for sale (one is a new build: 901 Stone Lake Dr) and 1 is pending
- 3 properties under construction (1293 Cedarlake Dr and 1318 Cedarlake Dr can be removed once security deposits are returned)
- 10 empty lots for sale
- 2 houses expected to close in July

Old Business

Sale of Park Land

- Tom brought up concern about a property owner who does not keep up maintenance; mowing and trimming of newly bought park land; gave an example of a neighbor's care of current land
 - Homeowner needs to follow 9" limit set by Village Board for mowing of common ground
- Kathryn gave results of realtor costs for sale of property
- Mulberry Park
 - 9-10 properties
 - Best guess for selling park land for realtor and survey to individual property owners is [best guess] \$900 per property
- Horseshoe
- 24 Properties
 - 2 said no
 - 6 said maybe
 - Same best guess as to cost per property owner as Mulberry Park
- Discussion on selling common ground
 - Is an attorney needed for the transaction; Carla says yes; at least 3 others on the Board did not use an attorney for purchase of their home and voiced they did not understand why an attorney is needed
 - Carla stated the attorney would need to draw up a contract
 - What would a contract include?
 - How does it differ from a real estate contract completed by the real estate agent?
 - Deed is based on survey and that is what is filed with the county
 - Whether or not the swale should be sold with the property
 - Carla said no; the swale needs to be kept and maintained by the HOA
 - Kathryn stated either property wanted land including swale or they didn't
 - Carla voiced concern that homeowner would change the swale or put a fence in the swale
 - Carla stated swale in Mulberry Park was regraded 3 times in order to get drainage correct
 - Carla also voiced concern that homeowners would not keep up tree trimming on swale
 - Kathryn stated that storm drain area could not be sold, but swale could be sold
 - Carla expressed concern that if swale was sold and needed repair it would not be done; Carla compared it to asking homeowners
 - whose lot line extended into pond to help pay for dredging of pond
 - Chad talked about Morton Village not allowing fence to be built in drainage area or swale
 - Discussion on who would be responsible for ensuring swale is not altered, and who would repair swale if there were a flood or erosion

- Once property is sold; how can it be reclassified as non park, non lake for the purpose of dues
- Discussion on length of time it is taking to act on whether or not to sell property
 - This has been on agenda for months
 - One homeowner on Mulberry Park is waiting to request fence until issue is resolved
 - This issue needs to be resolved
- Discussion on whether to drop issue of selling Mulberry Park land
- Discussion on current interest of regarding purchase of property
 - Best guess is to tell property owners cost is estimated at \$1000.00 per property owner
 - Need to determine interest before incurring costs
 - Separate meetings would be set up for Estate Owners and Mulberry Park Owners if there is enough interest
 - Chad will e-mail owners on horseshoe to determine interest based on estimated \$1000.00 cost
 - Carla will contact owners door to door on Mulberry Park to determine interest based on estimated \$1000.00 cost plus or minus
 - Chad stated he would contact 4 property owners already discussed for sale by board
 - Discussion on whether to resurvey whole horseshoe given cost estimate
 - If only four lots are sold costs will be higher due to initial \$3200 cost for surveying only four lots
 - Kathryn voiced her option that whole horseshoe should be resurveyed with \$1000.00 to determine interest
- Bonnie made a motion that Chad and Carla survey neighbors to determine interest in buying property and if there is enough interest with \$1000.00 cost plus or minus to buy property and if enough interest set up separate meeting for Estates and Mulberry Park.
- Kathryn requested Chad and Carla share their results with board by e-mail rather than waiting till next meeting

Signs

- Signs were ordered today per e-mail sent to board by Brad

Storm Sewer on Mulberry Park

- Concrete slabs have been removed by contractor, Fred Schreppfer.
- Contractor did not seed area
- Tom bought seed and can seed the area when time and weather permits
- Bill for seed given to Chad

New Business

None

8:29 Jim made a motion to adjourn the meeting; seconded by Tom; all approved; meeting adjourned.

Action Items by Kathryn

Board Member Action Items:

- Carla will contact LJ's Mowing to schedule mowing for every other week until further notice (complete)
- Carla will create a list of actions for builders to complete in order to receive a refund
- Carla will go door-to-door for Mulberry park to find out how much interest there is for purchasing common property if it will cost homeowner approximately \$1000
- Chad will contact the four homeowners in the Estates to see if they are still interested in purchasing property for approximately \$1000
- Chad will mail letter to Preferred Realty stating that they need an occupancy permit before receiving their refund
- Jim will send a letter to Homeway Homes about unpaid dues for 1318 Cedarlake
 - Chad will double check to make sure it is still unpaid first
- Jim and Chad will continue to work on unpaid dues
 - Will send another letter to unpaid homeowners
 - Will contact Becker Brothers
- Jim will contact owner of 1293 Cedarlake inquiring about the builder's plans for the yard
- Brad will order and pick up neighborhood HOA Meeting signs when they are complete
- Tom will seed grassless area in Mulberry Park (complete) and continue to water (all board members are welcome to help with the watering)

Monthly Tasks

- Committee Chairs will submit reports by email to President by 10 pm on the second Thursday of the month
 - Architectural Committee Chair will bring any additional submissions received after Thursday 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 and all reports and attachments to the board members by the Monday prior to the board meeting.
- Board members will read agenda and all reports prior to the monthly board meeting.

Respectfully Submitted,

Bonnie Nungester
Secretary