

Board Members in Attendance:

- A - 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

Guests in Attendance: John Nungester, Jon VanOrder, Dave Vericker, Steve Johnson

Jim called meeting to order at 7:00 p.m.

Secretary's Report

Tom made a motion to approve the June, 2016 minutes; Kathryn seconded; all approved; motion approved.

Short discussion on annual letter.

- Date of letter to be added for mid-October.
- Meeting to be held at Metamora Village Hall on Sunday November 6, 2016 at 3:00 p.m.
- \$31,192.13
- Annual dues must be paid by January 1, 2017. If they are not paid within 15 days of due date; property is subject to a lien being placed on it.
- A tear off strip is to be added which per Chad's suggestion will include the name of the property owner(s), address, and amount paid. Lot # was discussed but all agreed it was not needed.
- Kathryn motioned the letter be approved as revised; seconded by Jim; all approved; see final bullet point.
- Per By Laws absent board members must approve the letter; Brad and Carla are absent; Bonnie will send them an e-mail.

Treasurer's Report

- Current balances
 - Regular Checking \$31,192.13
 - Deposit Checking \$4,550.00
- This month's expenses;

- \$57.95 Tom Thomas Expenses; seed etc.
- \$769.94 Marine Biochemists
- \$3,200.00 LJ's Mowing
- \$129.57 Brad Wilson expense (Blue dye for ponds)
- 2016
- \$50.00 Gregory Knapp; attorney fee
- \$200.00 Fred Schrepfer Concrete
- \$38.70 Village Florist; welcome gifts
- Total Expenses \$5896.03
- 2015 Dues Paid to Date 100%
- 2016 Dues Paid to Date 94.38%; up 3.5% from last month
- \$1287 .50 in outstanding dues payments

- Brad was to have talked to owners of Lot 111 regarding unpaid 2014 dues; however, Brad is absent tonight and there is no report.

- All back dues have been received from Becker Brothers.

- Bonnie motioned to approve Treasure's Report; Tom seconded; all approved; motion passed.

Pond Committee Report

A meeting was held with Dave Verecker; Village Board.

Dave Vericker needs a detailed plan with more specific information for the meeting with all those invited to the pond meeting by Dave Vericker.

- Detailed plan of action with estimates (including how to prevent this from happening again.)
 - Dredging of Pond 1.
 - Barrier to block silt from entering ponds.
 - Estimates
 - Time Lines
 - How much each party should pay
- Ask for specific actions from each party based on information.
 - Only Tom and Jim will attend meeting to prevent overwhelming the group.
 - The presentation will be one hour or less.
 - Dave Vericker will attempt to schedule the meeting the week of August 8.
 - Jon VanOrder offered to assist with development of the presentation.

- Jim and Tom will follow up with Dave Vericker regarding original depths of ponds which is on record with the village.
- Developer and Contractor had their own engineering firm which met codes at that time.
- Jim spoke with Jim Ring at golf course. Jim Ring believes end of flow for ponds needs to be fixed.
- Tom will contact Fred Schrepfer about the pond 3 retaining wall for suggestions on what can be done.

Mowing

No Report.

ACC

- Short discussion on building requests for fences at 836 Stonelake Dr. and 1101 Willow Lake Dr.
- Bonnie motioned that both fences be approved as requested; Jim seconded; all approved; motion passed.
- Occupancy Permit given by Village for 901 Stonelake; Preferred Homes has requested damage deposit be returned.
- Home at 1293 Cedarlake Drive has been seeded and sodded.
- Chad will contact Carla re Occupancy Permit on Homeway Home at 1318 Cedarlake Drive.
- Chad made a motion that the damage deposits for the homes at 901 Stonelake and 1293 Cedarlake Drive be returned; and that the damage deposit for 1318 Cedarlake Drive be returned provided the Village has issued an Occupancy Permit. Bonnie seconded; all approved; motion passed.

Hospitality Report

- Kathryn will have new residents complete the Willow Creek HOA Identification Sheet when delivering gifts to new residents.

Old Business

Sale of Park Land

- Carla's Survey on Mulberry Park Residents
 - A lot of folks weren't home (1 was too new for an opinion)
 - Overall comments I got was - We will take it but don't want to pay for it, since we didn't ask for it.
 - Also many didn't think they had enough info to make a decision since we don't know the amount of land to be transferred or how the waterway would be handled.

- The Board needs to come up with more definitive ideas and make a written list.
- Chad reported residents on Estates are still interested.
- Dave Vericker will provide the name of the engineering firm that did the original plots to Jim and Tom. Either Jim or Tom will contact that engineering firm for an estimate and inquire of them regarding sale vs retention of drainage on property.
- Quit Claim Deeds
 - Dave Vericker stated the Village uses Quit Claim deeds and is currently working on one with the Railroad.
 - Quit Claim Deeds for park land should be investigated.
 - Jim asked Dave Vericker if an attorney is needed for sale of property; Dave stated an attorney would tell you yes, but Dave does not agree with that premise.
- If Park Land is sold an estimate should be obtained from 3 Brothers for mowing of Lake Property.

Signs

- Short discussion on signs; signs should be put up the week of the meeting and taken down after the meeting.
- Had three additional visitors at board meeting one of which stated the sign reminded him of the meeting.

Storm Sewers

- Culvert on Willow Glen needs to have concrete slab removed.
- It is recommended some of the excess rocks from Mulberry Park be used on Willow Glen culvert.

New Business

- Concerns regarding crack in backyard of 1010 Willow Lake Drive.
 - Tom will contract Fred Schrepfer about ideas on what needs to be done.
 - Jim will encourage owners of property to have someone come out to evaluate situation since the crack is on their property.
- Letter of protest received from a concerned resident with late dues payment.
 - Resident stated he felt disrespected when addressing the board at an earlier meeting.
 - Kathryn stated she agreed with Resident's being disrespected due to a specific board member continually interrupting Resident rather than let him complete his statements. Jim Susin will address this with the specific board member.
 - Resident also protested the error in failing to charge the full amount of the dues increase to non park non lake home owners. Chad will address this with Resident.

- Resident also stated that though there is improvement on Pond 2; there are still major issues with Pond 2. The board is continuing to address pond issues.
- Complaint received from resident about lettering on cement sign at entrance to subdivision being removed.
 - Dave Verecker stated a previous board removed the letters due to children climbing on and breaking the letters. Concerns existed about the accident potential from claiming and the broken letters. The cost to replace the letters was prohibitive. This can be readdressed by the board after issues regarding the pond and park lots are resolved.
 - Chad will address this complaint with the resident.
- A motion was made by Bonnie that after the Secretary's and Treasurer's reports; anyone in the audience is invited to address the board for 5 minutes without interruption from any board member. In addition, whoever opens the door for the meeting is to have extra copies of the agenda available prior to the start of the meeting for visitors. Since Tom is unlocking the doors for the meeting he volunteered to take on this duty.
- Tom seconded the motion; all approved; motion carried.

At 8:10, Kathryn motioned to adjourn the meeting; Chad seconded; all approved; meeting adjourned.

Respectfully Submitted

Bonnie Nungester
Secretary