

Board Members in Attendance:

- A - Carla Guiher (President)
- P - Jim Susin (Vice President)
- A - 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 Jerry & Rosalie Hall, Matt & Sonya West, Dave Vericker

Jim called the meeting to order at 7:00.

Secretary’s Report

Jim stated the address for the resident with a concern regarding the crack in their yard should be 1010 Willow Lake Drive. Brad moved minutes be approved with correction, Kathryn seconded, all approved, motion passed.

Revised annual letter with lot added to tear strip and directive to add lot number to check discussed. Kathryn moved to approve letter, Brad seconded, all present approved. Motion pending approval of Chad and Carla.

Matt West suggested using Mail Technology Inc.’s Mail Direct to send out Annual Letter. Matt stated once provided with information Mail Direct will send letter, with return envelope, and perforated tear strip. Kathryn will research this and e-mail board members with the details for consideration of use by HOA.

Treasurer’s Report

- Current balances of HOA bank accounts:
  - Regular checking: \$31,846.33
  - Deposit checking: \$50.00 **\*\*All damage deposits have been returned (X3)\*\***
- This month’s expenses:
  - \$2,400.00 – LJ’s Mowing
  - \$121.04 – Annual Website Renewal
  - \$45.18 – Village Florist (welcome gifts)

**Total Expenses: \$2566.22**

- **2015** HOA dues % paid to date: 100%

- **2016** HOA dues % paid to date: 96.12% (up 1.74% from last month)
  - \$1012.50 in outstanding due payments (see attached) ((2014,2015,&2016))
  
- **Discussion:**
  - Lot#132 sent a letter stating they no longer live there. Any idea if this couple left prior to the start of the year??
    - This property sold and closed today. No lien was put on property for 2016 dues.
  - Also, should we count our losses for 2014 dues (lot# 111)? I wasn't treasurer then and can't vouch for who did or didn't pay. Thoughts?
    - Suggestion made could ask owners for a canceled check
  - I responded to concerned resident in regards to his disappointment in us, haven't heard back as of yet.

Jim will talk to Carla about placing liens on remaining properties with unpaid 2016 dues.

Jim will ask Chad if payment plan was made for residents who have not paid 2016 dues in full.

Brad made a motion to accept the Treasurer's Report, Tom seconded, all approved, motion passed.

Meeting opened to visitors for comments and questions.

- Visitors introduced themselves.
- Question regarding whether political signs can be posted in front yard. Yes, but per Village regulations must take down within 48 hours after election.
- Questions asked on collection of grass clippings. Village crew will take grass clippings placed at curb in brown bags the first week of the month. Clippings in paper bags may be taken to
  - The organic waste site is located at 971 Santa Fe Trail. For more information, call the village at 367-4044.
  - The site's hours of operation are 7:30 a.m. to 3:30 p.m. Monday through Saturday. The site is closed Dec. 1 through March 31.
  - A sign at the front of the village's organic waste site states that acceptable materials include grass clippings, branches, leaves, logs, shrubbery and bio-degradable paper leaf bags.

### Pond Committee

Visitors had asked about ponds. Pond committee explained problems with ponds, steps taken to date, and the goal of making ponds clearer, better, and to prevent future flooding. However, money is an issue in accomplishing this. At present ponds are complying with state regulations regarding the ponds.

### Pond update: August 2016

Tom and Jim had a meeting with the Mayor and Village Board member Dave Vericker about what direction to go and if the village could assist. Jim also met with Jim Ring, owner of Metamora Fields. Mr. Ring indicated that they are seeing more drainage water from the village

than they have in the past. Mr. **Ring's** opinion is that unless the flow of water at the end of pond 3 improves, dredging **won't** solve the potential flooding issue.

Tom and Jim agreed that we are over our heads in making a recommendation to the Village Board regarding dredging and flood prevention.

They decided our Board needs an expert opinion. The mayor and Dave do not feel that the Village is in a position to financially assist us since the ponds are privately owned. Tom and Jim **don't** agree with this position, therefore they feel the Board needs to proceed carefully. We need to make sure our Board asks for the proper assistance.

The Village will speak to Farnsworth engineering to see if they can give us an opinion as to the best course of action to improve the ponds and prevent flooding.

Tom and Jim have also discussed proceeding with the silt wall to prevent future silt run-off into Pond 1.

Submitted by,

Jim Susin  
8/11/16

- Dave Vericker brought original plans to show how deep the ponds were when they were originally built.
- Jim and Tom will talk to Farnsworth and Austin Engineering to get professional opinion on how to fix ponds and prevent future issues before making a proposal to the village and golf course.
  - Farnsworth works with the Village of Metamora
  - Austin did the original work at the ponds and golf course.
- Metamora Village made improvements on drainage off 1500 Rd.; culvert increased **x's** 4
- Jim Ring from golf course told Pond Committee that the end of the drainage needed to be fixed before dredging
- The cost to dredge Ponds 1 and 2 is estimated to be \$95,000.
- Need to consider building a silt retaining wall to prevent more silt from entering ponds.
- Marine Biochemists sprayed the weeds around the ponds twice this year at a cost of \$700 - \$800 per spraying.
- Pond 1 is too shallow for aeration.
- Pond 2 could be aerated.
- Cost to aerate ponds estimated at \$3,000.00 to \$6,000.00.
- Jim will talk to Marine Biochemists about spraying ponds again this year.
- Discussion on crack in yard at 1010 Willow Lake Dr.
  - Homeowners builder and landscaper could not identify issue causing crack
  - Fred Schreffert could not identify issue causing crack in yard; but did state there are some boulders missing on the wall.
    - Cost to replace boulders s \$250..00
    - Rocks from Mulberry Park should not be moved to use elsewhere.
    - Bonnie made a motion to repair the wall for \$250.00; seconded by Tom; all approved; motion passed.

### Mowing Committee

- L&J Mowing contacted about mowing and trimming due to residents on the Estates complaining about lack of trimming.
  - A text was sent to L&J requesting trimming be done on the next dry day and requesting mowing not be done on days ground is wet enough to leave tracks or splash up water while mowing.
    - L&J Mowing states it has been too wet to mow or trim.
    - L&J Mowing states trimming is done on a monthly basis.
  - There are over 6 acres of common land to mow.
  - Brad will talk to Carla about mowing and trimming issues on Mulberry Park and Willow Glen.
  - Jim will coordinate a time for Jim, Carla, Brad, and Tom to walk the neighborhood with L&J Mowing to determine what L&J Mowing is mowing and trimming.
  - Jim will discuss with L&J Mowing the savings if the HOA sells the common land on Mulberry Park and the Estates.
  - Jim will talk to Carla about possibility of using a Quit Claim Deed to sell the common land.

### ACC Committee

- Short discussion on request to build garden shed at 1309 Willow Glen
  - New construction; built off site by Country Side Barns, Inc.
  - Tom recommended request be approved. Both Carla and Tom reviewed application and it meets all requirements of the Covenants.
  - Brad motioned request for shed be approved; Bonnie seconded; all approved; motion passed.
  - Jim signed approval on application which was given to the homeowners who were in attendance.
- One homeowner in the Estates asked about a pool and was referred to the Village Ordinances as our Restrictions do not cover pools.
- No new requests for homes.

### Hospitality Committee

- There are three houses for sale
  - Two of the three are pending with closing dates set.
  - If the third house sells, there will only be empty lots left for sale unless more homes go on the market.

### Old Business

#### Sale of Land

- Meeting will be scheduled with Realtor Mary Davis of Keller Williams to discuss process.
  - Meeting is scheduled on Sunday September 11, 2016 at Village Hall for Board Members.
- Survey is needed to proceed with sale.
- When HOA Board has needed information for sale; separate meetings will be scheduled for properties in Estates and Mulberry Park which border common ground.

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Willow Creek HOA Board Meeting  
August 18, 2016

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- Dave Vericker stated buy in for common land should be based on amount of land purchased as some property owners would only get two feet of land.
- Many of the homeowners on Mulberry Park with a small area of adjacent common land already mow the common area.
- Cost per property is estimated at \$725 without an attorney.
- Dave Vericker stated another option is to plant the common areas with prairie grass, although that would require checking with Metamora Village to see if prairie grass is subject to the 10 inch rule for grass.
- Both Tom Thomas and Jerry Hall stated they do not want the property they would take it as they do not want to be the “**odd man out**” and do not want someone else to get the common area behind their homes.
- Bonnie will send a link from Illinois Statutes regarding the selling of plats in Illinois.

New Business

None

Respectfully Submitted,

Bonnie Nungester  
Secretary