

Willow Creek HOA Board Meeting
September 15, 2016

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- 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, Jerry & Rosalie Hall, Dave Vericker

Carla called the meeting to order at 7:00 p.m.

Secretary's Report

- Carla made a motion to approve the August, 2016 Minutes; Tom seconded; all approved; motion carries.
- Brad and Chad will work on Mail Merge to complete blanks in Annual Letter with goal of mailing annual letters by October 1, 2016
- Brad and Carla both e-mailed approval for annual letter so letter is now approved
- Jerry and Rosalie Hall volunteered to help stuff envelopes if needed
- The September 15 mailing date for the annual letter was not met

Treasurer's Report

- Current balances in HOA bank accounts
 - Regular Checking
 - \$28,629.83
 - \$275 check for dues needs to be deposited
 - Balance will drop to \$25,904.83 once the returned deposit checks have been cashed
- Deposit Checking
 - \$50.00
- Total Expenses
 - \$1375.00 – LJ's Mowing
 - \$3,000.00 still outstanding against above balance
 - \$51.32 Village Florist (welcome gifts)
- 2014 HOA dues 100% paid to date
- 2015 HOA dues 100% paid to date

- 2016 HOA dues 96.78% paid to date
 - Dues for Lot 132, 826 Stonelake were not paid for 2016
 - Home was sold prior to lien being placed on home
 - Current owners already paid 2016 dues on previous residence in Willow Creek Homes
- Chad will talk to owners of two Lots: one about amount short on dues for 96 and another about delinquent dues
 - This will provide proof they have received notice of dues owed
 - If dues are not paid lien process needs to be started
- Consensus that due to confusion over 2015 billing nothing was going to happen with disputed dues on one lot.
- Point of Reference
 - September 2015 Regular checking balance for September was \$30,320.83
 - Counting the uncashed checks for deposits which left a balance of \$25,904.83 and adding the \$275 dues check which needs to be deposited, the 2016 balance for September would be 27,179.83
 - Despite collecting past delinquent dues, this means the HOA has \$4141 less than the checking for 2016 than the HOA had in 2015
 - This decrease in overall cash needs to be considered when deciding to spend money

Pond Committee

- Ponds were not able to be treated due to low Oxygen Count in ponds
- Farnsworth Engineering is able to come out at no cost to do a walk through and come up with a plan and estimate for what needs to be done with ponds
 - Afterwards there would be a cost for an estimate for labor and materials needed
 - Tom, Brad, Jim, and Dave Vericker will complete the walk through with Farnsworth Engineering
- Jim has called and left message three times at Austin Engineering with no response from Austin Engineering
- Two feet of silt has been deposited in Pond 1
 - Consider Silt wall to prevent further build up; needs to be discussed on walk through with Farnsworth Engineering
 - St. Mary's owns field next to cemetery and cemetery
 - Water and silt is still flowing off these properties and this also needs to be discussed with Farnsworth Engineering
- Should a bid be requested for aeration of Ponds 1 and 2; this also needs to be discussed with Farnsworth Engineering on the walk through
- Drainage added by Village at 1500 road seems to be helping with the flow of water

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- Carla shared pamphlets on Natural Solutions for outdoor water
- 1010 Willow Lake
 - Yard has crack and seems to be sinking
 - Fred Schreffert stated there is a possible problem with the storm water drainage on the owners property
- Tom has held off making repairs to the rock barrier on Pond 3

Mowing

- Carla will send letters to five companies and place an ad in the Peoria Journal Star for bids to mow common areas in 2017 no later than Oct 10
 - A walk through of the areas to be mowed will be scheduled for October 22 at 10:00
 - The bids are to be for every other week mowing unless there is a written request from the HOA Board to complete an extra mowing; it is to be written in any contract that the HOA will not pay for more frequent mowing unless the HOA Board has requested an additional mowing in writing
 - Bids for mowing and tree trimming should be separated in the bid
 - Separate bids must be submitted for the three distinct areas of the ponds, the Estates, and Mulberry Park
 - Sealed bids are due November 1, 2016

ACC

- Tom stated a proposal had been submitted for a shed at 1313 Willow Glen Dr.
 - The proposal for the shed does not comply with the covenants
 - The homeowner was advised by Tom that the proposal did not comply with the Covenants and the homeowner wanted the proposal submitted to the HOA board for a vote anyway
 - Bonnie moved that the proposal be denied as it does not comply with the Covenants; Jim seconded; all agreed; motion passed to deny the proposal for the shed
 - Tom will provide the homeowner with the signed denial

Hospitality

- No gifts required this month
- 1271 Willow Glen is pending sale

Old Business

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- Sale of Common Land
 - Meeting to be scheduled with real estate agent Mary Davis on Sunday September 25 at 3:00 p.m.
 - Kathryn will contact agent
 - Tom will reserve Village Hall
- Discussion on selling land with an easement for any potential mowing on untransferred land and around drains with owner to maintain mowing on the easement
 - Drains already belong to the Village of Metamora
- Discussion on whether waterways should be included in land transferred
 - Board is divided on this issue
 - More discussion on this issue should take place after meeting with realtor

New Business

- Dave Vericker stated the Village will be posting temporary no parking signs at the corner of Coal Bank Road and Joanna due to parking overflow from Black Partridge Park blocking views of traffic
- Village may discuss temporary no parking signs on Cedar Lake
- Village may discuss expanding parking ban to one side of all of Johanna

At 8:40 p.m. Jim motioned the meeting be adjourned; Kathryn seconded; all agreed; meeting adjourned.

Respectfully Submitted,

Bonnie Nungester
Secretary