

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, Mike Kelly, Steve Landau

Carla called the meeting to order at 7:02.

Secretary's Report

- Brad moved that names and lot #'s be removed from September Minutes regarding delinquent dues. Jim seconded; all in favor; motion approved.
- Tom motioned minutes be approved with this change; Jim seconded; all favor; motion approved.
- In the future delinquent dues with regard to specific lots should be discussed in closed meetings.
- Annual Letters mailed October 1, 2016.

Treasurer's Report

- Current balances of HOA Bank Accounts
 - Regular Checking: \$24,730.81
 - Deposit Checking: \$50.00
- This Month's Expenses
 - None
 - Insurance renewal next month: \$1443.00
- 2014 HOA dues % paid to date: 100%
- 2015 dues % paid to date: 100%
- 2016 dues % paid to date: 96.78%
 - \$737.50 in outstanding dues payments
 - 2017 dues % paid to date: 10.90%
- Discussion
 - 5 returned dues/Annual Meeting letters

Old Business

Sale of Common Property Discussion

- Mike Kelly stated he is willing to buy the property behind his home including the waterway, and does not see any issues with him maintaining the waterway. He is also willing to pay for survey costs for his part of the land. Believes buying land would add to the value of his home. Mike states he can provide the name of a surveyor he knows.
- Carla Guiher does not want the waterway and does not want to pay for the land.
- Chad Langan stated the HOA needs to cut mowing costs in order to add value to the neighborhood. Easement for mowing on sold plats would be necessary so mowing on unsold plats could be maintained. . Adding items to park land such as shelters, etc. would be a hindrance to mowers. Chad also feels purchase of land would add value to his home.
- Mike Kelly stated he does not want items such as shelters, basketball court, etc. in his back yard.
- Tom stated a discussion with Dave Mueller, Dave stated there is a need to be careful with fencing to avoid problems with waterways. Tom stated he does not want someone else to buy the land behind his property.
- Brad stated that everything should be included in sale of land
 - Suggested a contract that sale is irrevocable and include easement.
- Discussion on whether enough people would be willing to purchase park land behind their home.
 - Mike Kelly stated he would be willing to buy the land behind his neighbor's home if the neighbor doesn't want it
 - Others stated they do not know if this would be a good idea as it could cause neighborhood disputes.
- Lots 14, 15, 16, and 17 want to buy the property behind their homes.
 - A motion was already made and approved to sell these 4 lots
 - Survey for this to happen has not yet been approved.
- Discussion needs to be held with Dave Mueller to assess whether there are any issues with selling waterways and whether a fence can be put near or on a waterway.

Ponds

Wednesday, October 5, 2016

Tom Thomas, Brad Wilson and Jim Susin met with the Farnsworth engineering group to discuss the condition of our ponds.

Their opinion is that the ponds are draining properly and they do not see any issues with potential flooding under normal conditions.

They did say that “**scooping**” silt from the first section on the South pond (pond 1) might be worth consideration, but not required.

Regarding algae and weed growth, they recommended aeration beginning with pond 1. That would allow a better oxygen level and the ability to treat the ponds more effectively.

Nutrients / chemicals coming from the golf course and homeowners lots add to the problem of algae growth. They suggested the idea of meeting with the owners of Metamora Fields to find out their chemical treating program. Also talking to homeowners to make them aware of the effects of chemicals on pond quality.

Farnsworth is going to look into these issues for us:

1. Try to find out if drainage and possibly silt is coming from the corn field owned by the Catholic Church.
2. Help us find a pond specialist to look at aeration.

The overall opinion is that the HOA should focus on the weeds and algae and not worry about trying to dredge the ponds. The grass and weeds that the water flows through before it gets to pond 1 operates as a natural filter to limit silt going into the ponds.

Submitted by Jim Susin

Thursday, Oct. 13, 2016

Tom Thomas, Brad Wilson and Jim Susin met with the Farnsworth engineering group to discuss the condition of our ponds. Attending from Farnsworth was Eric Bachman and Brandon Lott.

Their opinion is that at the ponds are draining properly and they do not see any issues with potential flooding under normal conditions.

They did say that “**scooping**” silt from the first section on the South pond (pond 1) might be worth consideration, but not required.

Regarding algae and weed growth, they recommended aeration beginning with pond 1. That would allow a better oxygen level and the ability to treat the ponds more effectively.

Nutrients / chemicals coming from the golf course and homeowners lots add to the problem of algae growth. They suggested the idea of meeting with the owners of Metamora Fields to find out their chemical treating program. Also talking to homeowners to make them aware of the effects of chemicals on pond quality.

Farnsworth is going to look into these issues for us:

1. Try to find out if drainage and possibly silt is coming from the corn field owned by the Catholic Church.
2. Help us find a pond specialist to look at aeration.
3. Give us a cost idea to scoop the end of pond 1.

The overall opinion is that the HOA should focus on the weeds and algae and not worry about trying to dredge the ponds. The grass and weeds that the water flows through before it gets to pond 1 operates as a natural filter to limit silt going into the ponds.

We also looked at the back yard of a resident on Willow Lake - this house was having some “**cracking**” and settling in the back yard by pond 3 retaining wall. They felt it might be settling of the yard or possibly a leak in the **homeowner’s** drainage pipes. Farnsworth suggested pouring sacrete concrete into the small holes.

Submitted by Jim Susin

- Discussion on aeration of pond 1
 - Estimate it would cost \$5,000 to \$8,000.
 - Professional estimates need prior to vote.

Mowing

- Letters went out to 5 vendors on October 1, 2016; no response from vendors yet
- Tom stated **LJ’s** told him they have an opportunity to do both mowing and snow removal for same customer elsewhere.
- This Saturday is the walk through for vendors so mowing bids can be submitted.
- Carla recommends a 2 year contract.

ACC

- A new resident on Cedar Lake has requested permission for a fence due to owning 2 dogs one of which is blind dog. New owners have concerns about safety of their dogs. They want a decorative fence.
 - Needs to complete form request
 - Needs approval from Metamora Village.
 - E-mail vote to be held once approval from Metamora Village is obtained and form is completed by new resident. **All seven board members need to vote on an e-mail vote.**
- Preferred Realty & Development has submitted plans for a home on Lot 101
 - Carla states Preferred Realty & Development has agreed to:
 - No fence without HOA approval
 - They will provide a dumpster on the property during construction
 - Jim made a motion to approve the construction; Chad seconded; all approved;
 - motion passed.

Hospitality

Willow Creek Homes for Sale					
Address	Realtor	Agent	Phone Number	Status	Gift
812 Stonelake Dr	Keller Williams	Becky Peterson	(309) 253-9239	For Sale	N/A
901 Stone lake Dr	Builder - Preferred	Jim Paul	(309) 208-1289	For Sale	N/A
1020 Stonelake Ct	Jim Maloof	Julie Bowald	(309) 253-7073	For Sale	N/A
1110 Stonelake Ct	Jim Maloof	Denny Reichard	(309) 303-1143	For Sale	N/A
1130 Willow Lake Dr	For Sale By Owner	Homeowner	(309) 645-4064	For Sale	N/A
1271 Willow Glen	Jim Maloof	Deb Houch	(309) 256-2183	Sold	Delivered!
1312 Cedarlake Dr	Builder - Homeway	Bob Schieler	(309) 208-4418	Pending - closing Nov. 1	Purchased

Houses under construction

NONE

Empty lots for sale

Address	Lot #	Realtor	Agent	Phone Number	Status
1170 Willow Lake Dr	71	Jim Maloof	Mark Monge	309-253-6098	For Sale
1288 Cedarlake Dr	119	Jim Maloof	Ted Schieler	(309) 208-8567	For Sale
1300 Cedarlake Dr	117	Jim Maloof	Ted Schieler	(309) 208-8567	For Sale
1305 Cedarlake Dr	106	Jim Maloof	Ted Schieler	(309) 208-8567	For Sale
1306 Cedarlake Dr	116	Jim Maloof	Ted Schieler	(309) 208-8567	For Sale
1311 Cedarlake Dr	107	Jim Maloof	Ted Schieler	(309) 208-8567	For Sale
1317 Cedarlake Dr	108	Jim Maloof	Ted Schieler	(309) 208-8567	For Sale
1323 Cedarlake Dr	109	Jim Maloof	Ted Schieler	(309) 208-8567	For Sale
1324 Cedarlake Dr	113	Jim Maloof	Ted Schieler	(309) 208-8567	For Sale
839 Stonelake Dr	101	Preferred Realty & Development	Jim Paul	(309) 367-4841	For Sale

New Owner Gifts

Gifts purchased for 1271 Willow Glen and 1312 Cedarlake Dr

New Business

- Discussion on whether or not to apply for tax exempt status. This is a time consuming and annual process. Already exempt from property tax. Full exempt status will not be pursued at this time.
- Discussion on whether to investigate whether Metamora High School still has volunteer program for service and whether they would volunteer to help with Spring/Fall cleanups of common areas. General consensus is that volunteers are always needed
- Jim stated HOA Board should look at going to quarterly meetings.
 - Might encourage more people to want to be on HOA Board if meetings were not monthly.
 - Discussed having meetings in March, June, September, and December.
 - Further discussion should be held at December meeting.
- Due to Annual Meeting in November, no Board Meeting will be held in November.

Meeting was adjourned at 8:23 by Carla

Respectfully Submitted, Bonnie Nungester, Secretary