

[Type here] Willow Creek of Metamora Annual Meeting Minutes November 6, 2016

Board Members in Attendance:

- A - 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, Jackie Schertz, Carolyn Tucker, Melody Sledgister, Rich Sledgister Steve Johnson, Sandy Johnson, Judy Gruber, Randy Gruber, Steve Landau, Mike Anderson





Concrete was removed from Mulberry Park and seeding completed.
2 Park areas had culvert problems which were corrected by Village of Metamora.

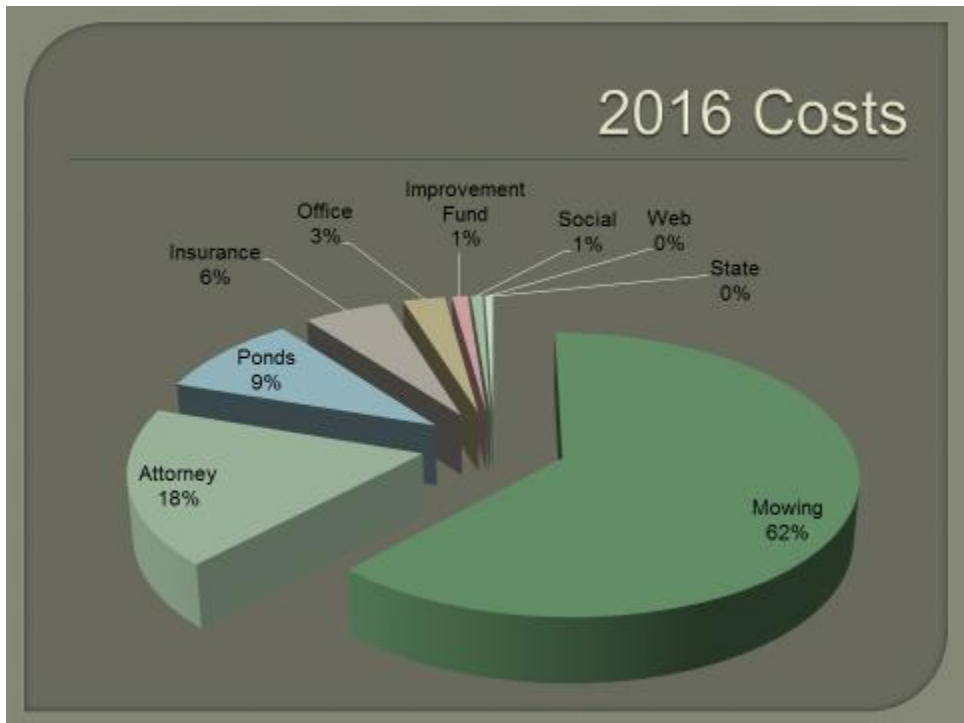
2016 Actuals

Income

Dues collection	\$22,900.00	\$22,162.50	
-----------------	-------------	-------------	--

Expenses	Budget	Actual	Comments
Printing/Mailing/Office expenses	300	700.28	HDA meeting signage, office supplies, PO Box renewal HDA meeting signage was unexpected expense when 2016 budget was created
Website	107	121.04	Website fee increased from 2015
Pond Improvement Fund	TBD	-	Coming in 2017
Mowing	19350	16,375	October bill yet to be received. This includes mowing, weed treatment, tree trimming. We opened a bidding process this year and will be accepting the lowest bid that fits our needs to try and cut down on these costs for next year.
Pond maintenance	2000	2493.26	Treatments increased over last year, but low oxygen levels the latter half of the year hindered further treatments. Ponds were mapped this year to determine depths, blue dye added for aesthetics
State/Federal fees	10	10	Secretary of State Annual Report
Attorney	1000	4803	Land sale discussion, covenant discussion
Insurance	1428	1443	insurance paid through 2017
Social	300	195.11	Welcome gifts
Improvement Fund	1000	257.95	Old spillway removals, grading, seeding
Total	25,495	26,398.64	\$903.64 currently over budget, [attorney costs (unexpected)]

Difference: \$903.64



2017 Budget

Income

Dues collection 22,900

Expenses	Budget	Comments
Printing/Mailing expenses	460	Took the average of the last two years (2015,2016) to determine budget
Website	122	Based on 2016 actuals
Mowing	15000	Based on 2016 actuals, lower costs due to accepting lower bid, and possible less mowings
Pond maintenance	6494	Based on 2016 actuals & projected aeration of Pond 1 cost
State/Federal fees	10	Based on 2016 actuals
Attorney	2402	Took the average of the last two years (2015,2016) to determine budget
Insurance	1,443	Based on 2016 actuals
Social	200	Lowered budgeted costs based on 2016 actuals
Improvement Fund	516	Based on 2016 actuals doubled
Total	26,647	Increase of dues helps budget, but looking into sale of common grounds to homeowners in offset budget imbalance

Difference: **\$3747** - Will make up 2017's projected budget deficit with continued mowing cost decreases & current savings in account.

Hospitality Report

- 3 houses built
- 13 houses sold
- 4 houses delisted
- 3 houses currently for sale

Month	# sold	Houses sold			
January	0				
February	0				
March	0				
April	1	1301 Johanna Dr			
May	1	836 Stonelake Dr			
June	0				
July	4	905 Stonelake Dr	1260 Johanna Dr	1270 Cedarlake Dr	1101 Willow Lake Dr
August	3	826 Stonelake Dr	844 Stonelake Dr	1309 Willow Glen	
September	0				
October	3	901 Stonelake Dr	1130 Willow Lake Dr	1271 Willow Glen	
November	1	1312 Cedarlake Dr			

Board Transitions for 2016

	Current		New Board for 2017	
President	Carla Guher		Carla Guher (term through 2017)	
Vice President	Jim Susin		Jim Susin (term through 2016)	Open if interest shown by another HOA member
Treasurer	Chad Langan		Chad Langan (term through 2016)	Open if interest shown by another HOA member
Secretary	Bonnie Nungestger		Bonnie Nungestger (term through 2017)	
Trustee	Brad Wilson		Brad Wilson (term through 2016)	Possible Board Seat Open
Trustee	Tom Thomas		Tom Thomas (term through 2017)	
Trustee	Kathryn Diaz		Kathryn Diaz (term through 2016)	Board Seat Open

- ## General Information
- All fences must be approved by the HOA board – dog runs and kennels are not permitted
 - All outbuildings must be of like construction as your home and approved by the HOA board prior to construction
 - Commercial operations or business' may not be operated from the home
 - Garbage can and receptacles are not to be out for more than 12 hours before and after pick up time
 - All lots and homes are to be maintained and repaired in good condition at all times
 - While all homes are required to have a light post, the HOA has no say in style or color
 - There are no covenants regarding the style of mailboxes
 - All codes for swimming pools are through the village of Metamora
 - For specifics regarding the covenants and restrictions please see our website

Nitrogen is very bad for the ponds. If possible it would help if homeowners used a low nitrogen fertilizer on their lawns.

Village Board, Mayor Ken Maurer, trustee Dave Vericker, and Public Works Department Dave Mueller have been very helpful with guidance and problem solving.



Land Sale

- Rich Sledgister asked about possible sale of common land in Estates and Mulberry Park
- Dave Mueller has advised that separate meetings be held with Estates residents and Mulberry Park residents to determine current interest.
- Dave also stated rezoning would need to take place if land is sold
- Carolyn Tucker (Estates) is not in favor of the land sale
- Discussion on concerns about waterways as part of land sale.

Ponds

- Spillway between Pond 1 and Pond 2 is eroding toward trees
 - Eventually pine trees will be lost due to erosion
 - Jim said a state engineer had suggested building up the area with large rocks if it becomes a problem
- Discussion on cost to irrigate Ponds
 - Jim stated best guess is \$4,000 to \$6,000 for Pond 1
 - Would also be a monthly fee from Ameren to run pumps
- Question asked if there would be an assessment on Pond Owners to pay for this
 - Not sure Pond owners would agree to assessment

No board meeting in November

,

Mowing

- Question asked if there is a liability issue if those on Parks or Lakes mow land adjacent to their property.
 - The mowing companies carry their own liability insurance.
 - The HOA does carry liability insurance for their common areas.

Brad made a motion to adjourn the meeting; seconded by Kathryn; all in favor; meeting adjourned.

Respectfully Submitted,

Bonnie Nungester, Secretary