

Board Members in Attendance:

- P - Carla Guiher (President)
- P - Jim Susin (Vice President)
- P - Chad Langan (Treasurer)
- P - Bonnie Nungester (Secretary)
- A - Brad Wilson
- A - Kathryn Diaz
- P - Tom Thomas

P= Attend in Person      AT= Attend via Technology      N= Not in Attendance

Guests in Attendance: John Nungester, Steve Landau

Carla called meeting to order at 7:00 pm.

Secretary's Report

Jim motioned that October and Annual Minutes be approved, 2<sup>nd</sup> Chad; approved.

Bonnie asked for corrections on the addresses for returned Annual Letter. Chad will provide.

Bonnie is stepping down as Secretary. A new Secretary is needed for 2017.

Treasurer's Report

Current Balances:

- Regular Checking \$24,113.14
- Deposit Checking \$1550.00

November December Expenses:

- Simply Signs (Tom Thomas) \$64.35
- Amazon Order (Tom Thomas 20 pk large 63mm.... sign clips) \$12.99
- Office supplies (Chad Langan, ink, paper) \$53.85
- Office supplies (Bonnie Nungester (Annual Dues Notice Letter; envelopes, labels, & postage) \$94.91
- The Village Florist \$27.78
- LJ's Mowing \$3800.00 (last one for 2016?)
- HOA Insurance (Zorist-Scheirer) \$1443.00
- The Village Florist \$29.90

2014 dues are 100% paid to date.

2015 dues are 100% paid to date.

2016 dues are 96.78% paid to date (up 0.0% from last month)

- \$737.50 in outstanding dues payments (see attached for board members only)

2017 dues 31.17% paid to date (up 20.27% from October)

Discussion on lots with outstanding dues for 2016.

- No one has provided a hardship reason for not paying dues.
- All residents with outstanding dues have received at least four letters regarding the need for payment.
- Motion made to contact lawyer and begin process for liens on 2016 properties with outstanding dues motion passed unanimously.

Further discussion held on outstanding dues for 2016

- Many board members felt bad about taking legal action against friends and neighbors.
- After many contacts, all dues were collected for 2014 and 2015.
- Motion was made to rescind previous motion to contact lawyer and begin lien process; one nay; the rest in favor; motion passed.

Further action on outstanding 2016 dues

- Carla will draft a letter quoting the covenants and reminding residents that the covenants are a legal document requiring payment. She will include that if dues are not paid by January 31, 2017 matters will be forwarded to the attorney.
- Jim and Tom will pay a visit to one of those with outstanding dues.
- Letter will be sent to two residents with partial payments.

Discussion on increasing liability insurance on ponds & common ground. Chad will find out the cost for the March 2017 meeting.

### Ponds

No Report.

Jim will look at new contract with Marine Bio for 2017. Contract should be in place by March, 2017.

Jim will obtain bids for the aeration of pond 1 by April 1, 2017 and an estimate of the electric cost for running the pump.

### Mowing

Motion made to accept Parts 1 and 2 for Mowing Contract with Peoria Lawn & Maintenance; motion passed.

Tom will talk to Dutch Landscaping about pros and cons of planting prairie grass on common ground in Estates.

### ACC

Carla stated three people on Mulberry Park want to put up 6 foot privacy fences

- Per Carla, one is a sheriff with the county who is in line to be with the canine unit; Carla states a six foot privacy fence would be required for that job
- Two others want 6 foot privacy fence due to having dogs

None have submitted completed forms with quotes and a statement of why a variance is requested from the board to put up a six foot privacy fence.

While the board sees no reason to object to a variance for the police officer, he still needs to submit a completed form with a quote, a statement of his reason for wanting a variance to the covenants, and proof that the county requires a six foot privacy fence in order for him to be part of the canine unit.

The other two residents need to submit the completed form with a quote, and a statement as to why they should have a variance for a six foot privacy fence.

### Hospitality

Bonnie is taking the position of chair of the Hospitality Committee.

Members are needed for this committee.

The board has approved a limit of \$20.00 for a welcome gift to new residents.

## **Old Business**

### **Transfer of Park Land**

- Dave Mueller has stated all land would need to be rezoned prior to sale
- It seems that each time the Board solves a problem with transferring the land another problem takes its place.
- The Board has been working on transferring the land for two years.
- There was a previous motion approving the sale of common ground to four lots.
- A motion was made and passed to rescind the motion approving the sale of common ground to four lot owners.
- Motion made to stop pursuing sale or transfer of any common ground; motion passed.
- The Board will not be pursuing the transfer or sale of any common ground at this time.

## **New Business**

Steve Landau will set up a Facebook page for Willow Creek of Metamora.

- This will be a closed group.
- Board members will be invited to the group.
- All Willow Creek members may request to join the group.
- Steve will pass out fliers with information
- In the past a Spring Clean-up has been held. This would be a good topic for Facebook.

Motion made to accept Steve Landau as Board Member.

- No one else requested to be on the Board.
- No need to have election as Steve was the only one to express interest.
- Three people are on Board but would like to step down.
- Jim has stayed on the board past his term and has agreed to stay on the board for 2017 but would like someone else to take his spot.
- Brad and Chad are also past their commitment to the Board and are extending their term.
- Bonnie and Tom will finish their commitment to the Board for 2017 but do not intend to extend their terms.
- More Board members are needed.

Motion made to have Board Meetings in March, June, September, Annual Meeting in November, and December. Motion passed.

Special meetings may be called as needed per covenants.

#### Selection of Officers for the Board

- President Steve Landau
- Vice President Jim Susin
- Treasurer Chad Langan
- Secretary No one volunteered; position empty
- Committees
  - Pond Jim & Tom
  - Mowing Jim
  - ACC Carla & Tom
  - Hospitality Bonnie
- All Board members except Treasurer and Secretary need to be on a committee
  - Brad and Steve need to choose a committee
  - Steve would like to explore having a Social Committee to plan get togethers and events.

Motion to adjourn passed at 8:41.

Respectfully submitted,

Bonnie Nungester  
Secretary