

Willow Creek of Metamora Board Meeting March 16, 2017

Steve Landau call the meeting to order at 7:04 p.m.

Board Members in Attendance:

P - Steve Landau
P - Jim Susin
P - Tom Thomas
P - Brad Wilson
P - Chad Langan
A - Carla Guiher
A - Bonnie Nungester

P=present A=absent

Guests in attendance:

John Nungester
Lois & Ken Redman - Whitehorse subdivision
Brad Phelps - Whitehorse subdivision

Minutes for December 2016 & special meeting Jan. 2017 approved. Motion by Jim Susin, second by Tom Thomas.

Treasurers report:

Current Balances:

Regular checking: \$31,473.91

Deposit checking: \$1550

Nov. / Dec. expenses:

The Village Florist - \$34.21

LJ's Mowing - \$1200 - last bill for 2016 season

Refunded Preferred Homes Double deposit for lot 101 - \$1500

Chad will bring a copy of the bank statement to quarterly board meetings for board members to review.

2017 dues to date: 76.15%

Steve Landau now has access to the checking accounts in addition to Chad Langan.

Unpaid 2017 dues: Jim Susin will draft a second notice letter for approval. Chad will mail to homeowners.

Some Board members had Chad check into increasing our liability insurance from 1 million to 2 million dollars. The additional cost would be \$4-500 / year. The board agreed to not go further with this.

Landscape Committee:

Mowing: Jim Susin will be contacting the new mowing company to make sure things are on schedule to being mowing the common land.

Ponds:

The contract with Marine Biochemists for pond treatment arrived. Jim Susin motioned to approve it, with Tom Thomas as a second.

Jim Susin discussed how much we are willing to spend to aerate pond 1. The Board agreed that \$5000 to run electric and purchase the aerator was reasonable. It was voted on and approved to go up to \$5000. Once quotes are in an email vote for approval will be sent out. Brad Wilson feels we can do the installation ourselves which will save on expenses. Chad checked the budget for 2017 and he allotted \$4000 for additional pond expenses. Jim and Tom will work on getting quotes from electricians to run electrical lines to pond 1 & 2.

Hospitality committee:

No activity

ACC:

No activity

John Nungester inquired about replacing his current roof with a metal roof. Tom Thomas believes that our covenants prevent metal roofs. (Tom will research this further).

Social committee:

Jim Susin spoke with Metamora Fields about having a neighborhood golf outing. Jim & Steve will pick a couple of possible dates and check with The Fields to see if those dates are available. It was discussed about the possibility of using common area for a cook out afterwards.

Residential lot definition Study by ICC:

Jim Susin has not heard back on where this stands.