

Willow Creek of Metamora Board Meeting June 15, 2017

Steve Landau call the meeting to order at 7:05 p.m.

Board Members in Attendance:

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

P=present A=absent

Guests in attendance:
None

Minutes for March 2017 approved. Motion by Carla Guiher, second by Brad Wilson.
There was discussion regarding whether or not metal roofs are allowed. There is nothing in the covenants prohibiting such roofs.

Treasurers report:

Current Balances:

Regular checking: \$32,315.17

Deposit checking: \$1550

March - June expenses: \$3,061.93

US Post Office PO Box 1 year renewal: \$52.00

Peoria Lawn Maintenance - 3 mowing / 1 weed treatment: \$2,230.00

Chad Langan - 2 books stamps - \$19.50

Marine Biochemists - 1st. treatment - \$760.33

2014 dues paid: 100%

2015 dues paid: 100%

2016 dues paid to date: 96.78%

 \$737.50 outstanding

2017 dues paid to date: 79.50%

 \$4900 in outstanding dues

 past due letters mailed out /6/07/17

Chad will update the past due list for July 1, 2017.

There was much discussion regarding putting liens on the homes with unpaid dues. Carla will check on the legal costs to do so.

Jim & Carla discussed putting together a letter to be send to the listing real estate companies of past due homes. This is to make sure a sale can't go through without outstanding dues being paid. It was also discussed that in 2018 whether or not homeowners should be charged and penalty and/or interest on late dues payments. The Board seemed to agree that we need to charge something but no vote was made at this time.

Treasurers report was approved. Motion made by Jim Susin, seconded by Tom Thomas.

Landscape Committee:

Mowing: Mowing is going well with the new company. Drier weather has slowed growth.

Ponds:

Marine Biochemist has made the first treatment.

Aeration of ponds 1 & 2: Steve noted 2 quotes for running electric to ponds 1 and 2. One was over \$4300, the second \$3200.

Brad has a friend who just purchased aeration equipment at a much more reasonable price than ones we have looked at. Brad is to get us the information.

Steve is working on a possible grant that might help pay for this. Steve presented to the Village Board hoping for their support and help with the grant.

Chad L. motioned to accept with Brad W. as a second.

Hospitality committee:

1 house sold in April and that gift was delivered

1 house closed May 19 ; gift delivery pending

7 houses for sale

0 houses under construction

9 empty lots for sale

ACC:

The Board approved new home construction by Preferred Building.

Motion by Jim S. Seconded by Chad L.

Carla G. brought up discussion re easing the fence regulations. After long discussion, there was obviously no support from the rest of the Board and the subject was tabled.

Social committee:

Steve Landau is working on an August 17th. golf outing.

Inter-meeting voting:

Discussion was held regarding voting via emails. It was agreed that if a vote is called for and every Board has not responded within 3 days a special meeting will be called to vote on the motion. This must be done with a 7 day notice to the homeowners via Facebook.

Motion made by Jim S. / second by Carla G.

Watershed Project;

Steve L., Tom T. and Jim S. have been working on the water drainage issue into pond 1 off of Willow Glen. Some of the responsibility is the Villages, but the remaining issue is on HOA property and the Financial responsibility of the HOA. A quote we received to redo drainage tiles and regrade and reseed the area is \$3500. While some of the Board does not see this as an immediate problem, it has worsened over the last 1 to 2 years.

The meeting was adjourned at 8:30