

Sep 21, 2018

7:00PM

Willow Creek of Metamora – HOA Minutes

P - Steve Landau

A - Jim Susin

P - Tom Thomas

A - Brad Wilson

P - Chad Langan

P - Carla Guiher

P - Bonnie Nungester

P=present A=absent

Guests: Steve Johnson, Jerry Hall, Rosalie Hall, John Nungester

Old Business

Secretary's Report: Steve

June Minutes:

Corrections:

- Page 1-weed treatment
- Page 1- Hospitality Report: Was sent. Should state:
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
- Page 2- Change adorned to Adjourned

Tom motions to approve minute with corrections

Bonnie Seconds

Treasurer's Report: Chad

Funds status

- Regular Checking \$27,954.50
- Deposit Checking \$1550.00
- July-Sep Expenses: \$3863.84
- 2016 dues at 97.65% paid
- 2017 dues at 87.87% paid

Zero-Lot Line properties

- Recommendation from our lawyer on zero lot-line properties (Carla)
 - Wording on each deed is required to determine if zero lot-line, or A/B lot is equivalent to a full lot or a partial lot.
 - Lawyer Recommendation: The wording on the deed is the legal definition. To form a legal position it would require reading and interpreting each deed on an individual basis. There is no way to provide a "blanket" recommendation.
 - Estimated legal costs to review and interpret each deed \$3500 - \$5000.
 - Opinion from group (including guests): Our HOA fees are cheap.
 - A homeowner with the dispute can bring his deed (and his interpretation of his deed) to the board for special consideration. At that time the board can vote to allow special consideration, for that individual lot.
 - There is no change to the current board position. No motion required

Landscape Report: Steve

Grant proposal has been submitted for IL-EPA review process

- Grant includes land grading and drainage, pond aeration, restoration and maintenance products.
 - Total Grant Budget: \$47,000 (Grant will pay 60%)
 - Expect to hear if accepted in Feb 2018
 - IL – EPA received 28 applications requesting \$9.5M. Normal approval is about \$4M

Cat Tails on Pond 1 is a concerns

- Resident on Pond 1 will share chemical name that he used to treat his cat-tails on his property.

Hospitality Report: Bonnie

7 houses for sale

2 houses Closings pending (construction just finished on one)

3 houses sold (1 gift pending)

0 houses under construction

8 lots for sale

Architecture Report: Carla

Lot 101 – Fence Application Discussed.

Bonnie moves to approve

Chad 2nds

Unanimous Approval

Social Committee Report: Steve

Golf outing was not initiated.

New Business

Discussion: Liens for late payments.

- Two letters were share
 - Notice to property own of intent to lien
 - Recommended Change: 10 business days after date mailed
 - Letter to be submitted to the County Clerks office

Motion: Proceed to mail intent to lien property and follow through with lien documentation if necessary at the County Clerk's office on lots 96 and 13A for 2016 and 2017 dues.

Approve the motion: Tom

2nd Carla

Unanimous Approval

Discussion: Announcement of Annual Meeting Letter

- Added late fees to dues section
 - \$25 after 15th of Jan
 - Additional \$25 after each consecutive month
 - Collection action will be taken after 6 months.
- Chad to send the list to Steve. Steve and Carla to distribute / mail annual meeting letter
- Annual Meeting scheduled for Nov 5, 2017
- New officer candidates should have their application on by Nov 3, 2017

Officer Terms

- Officer Terms coming to an end on 1Jan2018
 - Bonnie, Tom, and Carla
 - We should be actively looking for any successors

Non-agenda Item:

- Steve to investigate and set up Google Drive to share documents with the HOA Board.
- Tom recommends that if any of the board members are conducting sensitive HOA business, such as personal dues reminders, please conduct this business with more than 1 board member present.

8:50 Close Meeting

Motion to close meeting Carla

2nd Chad