

A scenic view of a lake at sunset. The sky is a mix of blue and orange, with the sun low on the horizon. The water is calm, reflecting the sky and the surrounding trees. On the left, there are trees with vibrant autumn foliage in shades of red, orange, and yellow. In the background, several houses are visible, some with dark roofs. The overall atmosphere is peaceful and beautiful.

Willow Creek HOA

**2017 Annual Meeting
November 5, 2017**

Agenda

- Year in Review
- 2017 Financial Review/2018 Proposed Budget
- Secretary's Report
- Hospitality Report
- Landscape Committee Report
- Architectural Committee Report
- Social Committee Report
- Board Transitions
- Reminders
- HOA Member Time

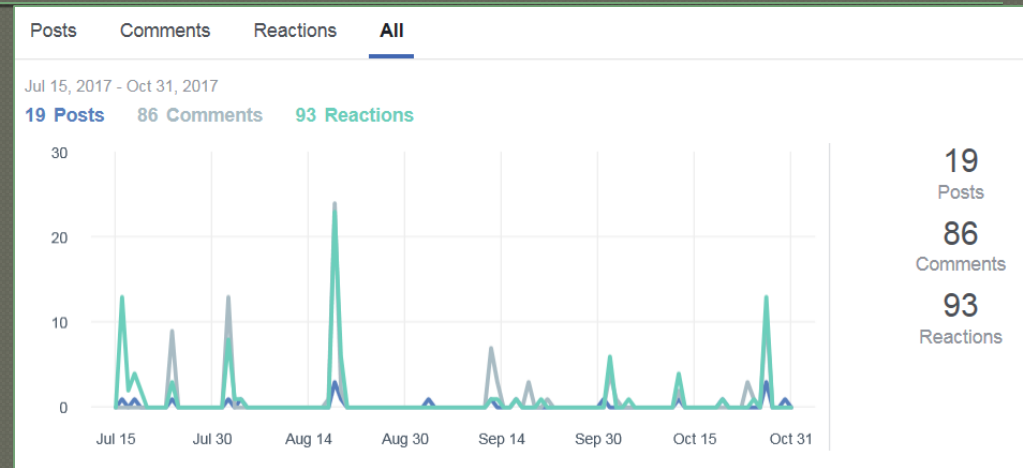
2017 Year in Review

- ◉ Illinois EPA grant proposal
- ◉ Began aeration project on ponds 1 & 2
- ◉ Quarterly HOA meetings held this year
- ◉ Facebook group added (98 members)
- ◉ Three new board members are needed

Secretary's Report

Facebook Page

- 98 Members



Website

- <http://willowcreekofmetamora.com>

Administration:

- FEIN Number / SAM Number / GATA Number / DUNS Number / Cage Code
- Working on Cloud Storage for all shared Docs
- Should be good for other Grants or non-profit activities.

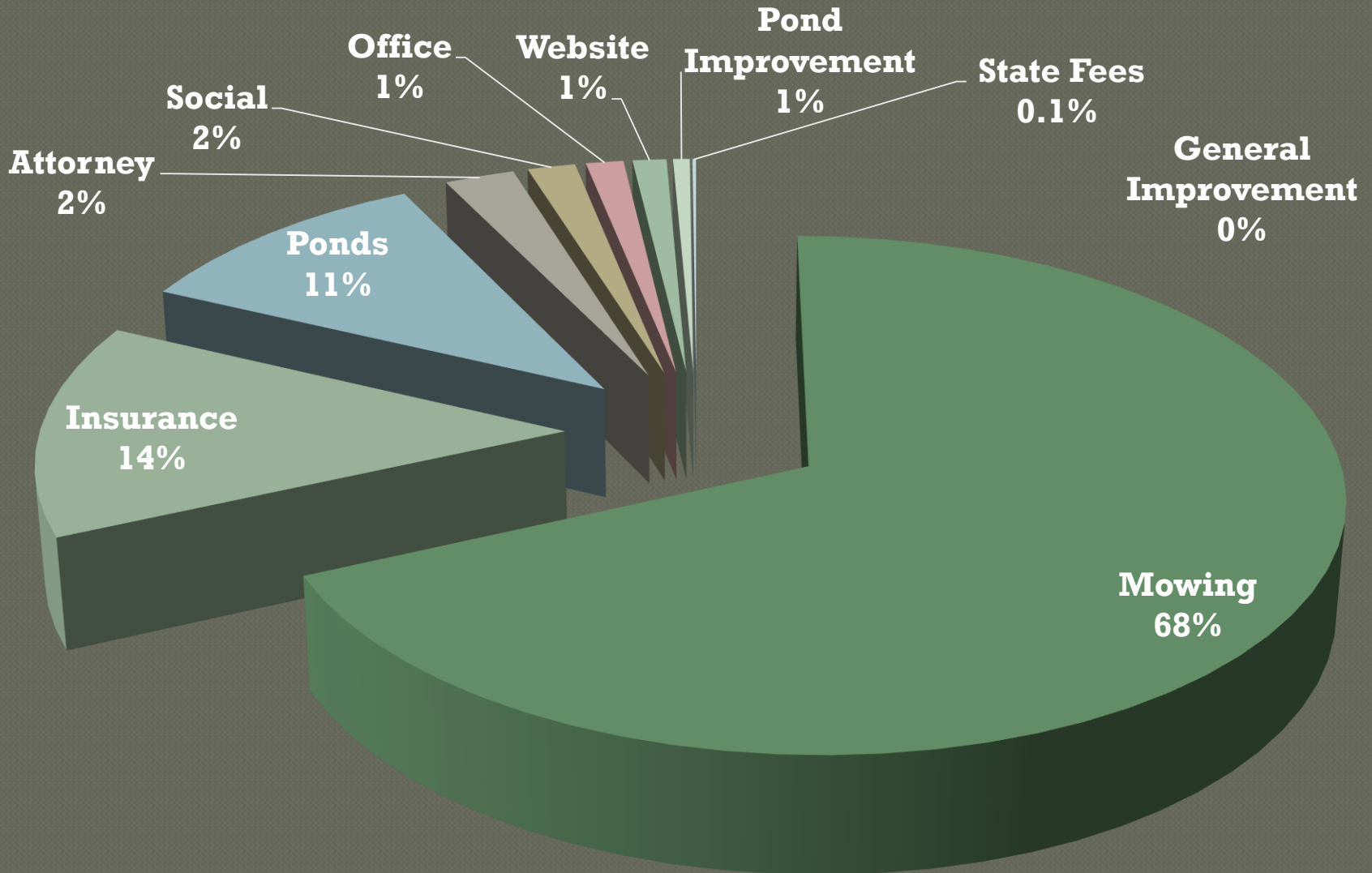
2017 Actuals

Income (89.44%)
 Dues collection \$23,900.00 \$21,375.00

Expenses	Budget	Actual	Comments
Office	460	134.15	Office supplies, PO Box renewal
Website	122	121.04	Website fee
Mowing	15000	7000.00	Last bill(s) of the year yet to be received. This includes mowing, weed treatment. New contractor less costly and doing great! Contracted through 2018.
Pond Improvement	5000	59.69	Work currently underway to aerate ponds 1 & 2 (bill not yet received, work not yet complete)
Pond Maintenance	1494	1094.33	Low oxygen levels the latter half of the year continued to hinder treatments. Aeration coming to Lakes 1 & 2 in 2018!
State Fees	10	13.00	Secretary of State Annual Report (\$3 late fee, attorney never forwarded)
Attorney	2402	250.00 😊	Lien discussion
Insurance	1443	1405.00	Insurance paid through 2018
Social	200	171.31	Welcome gifts
General Improvement	516	0.00	Work coming in 2018!
Total	26,647	10,248.52	Under budget!! (mowing, attorney costs, aeration not paid)

Difference: +\$16,398.48

2017 Costs



2018 Budget

Income

Dues collection

23,900

Expenses	Budget	Comments
Office	177	Took the average of 2015 & 2017 (more representative years)
Website	122	Based on 2017 actuals
Mowing	7000	Based on 2017 actuals, lower costs due to accepting lower bid.
Pond Improvement	5000	Work beginning 11/2017 through 2018 (aeration Ponds 1&2)
Pond Maintenance	2988	Based on 2017 actuals doubled to reflect a projected increase in treatments next year
State Fees	10	Based on 2017 actuals
Attorney	500	Based on 2017 actuals doubled for budgetary purposes
Insurance	1,405	Based on 2017 actuals
Social	200	No change from 2017's Budget
General Improvement	1032	Doubled 2017's budget amount
Total	18,434	Increase of dues helps budget, but looking into sale of common grounds to homeowners in offset budget imbalance

Difference: +\$5466 - Savings for future needed general improvements

Hospitality Report

2017 Annual Meeting

2 # houses built

8 # lots for sale

8 # houses sold

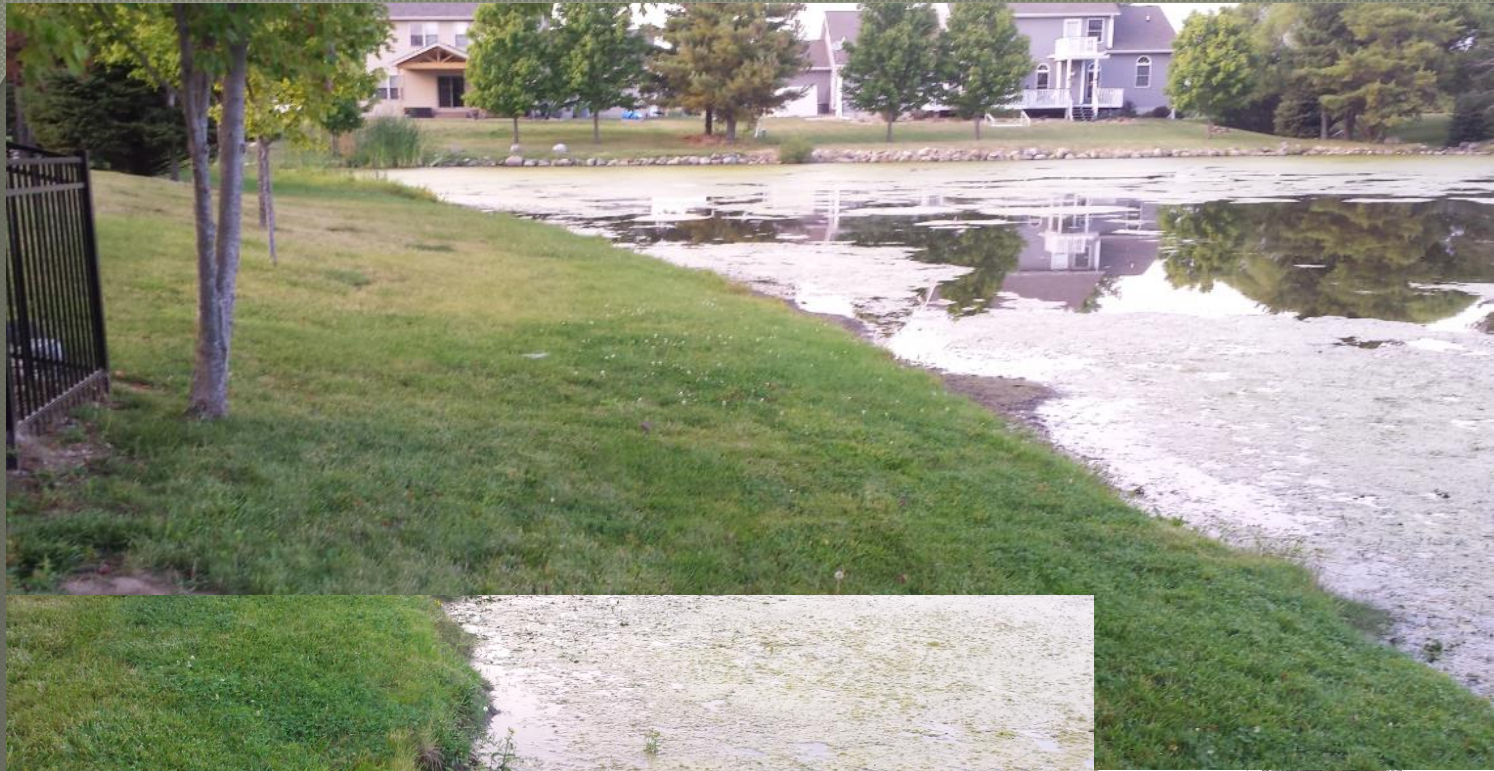
7 # houses currently for sale

Month	# Sold	Houses Sold
January	0	
February	0	
March	0	
April	2	1120 Stonelake & 839 Stonelake
May	1	1139 Willow Lake
June	0	
July	1	839 Stonelake
August	2	1264 Cedarlake & 838 Stonelake
September	1	1317 Cedarlake
October	1	820 Stonebridge
November	0	

Landscape Committee Report

- **Watershed Grant Proposal Submitted to IL – EPA**
 - Acceptance expected in Feb 2018
- **Started Aeration Project**
 - Electrical Installation underway (this week).
 - Air Line trenches to be done this week.
- **New Mowing Company Contract**
 - Easy to work with.
 - Addressed issues quickly.
- **Upcoming:**
 - Re-grading of water drainage land between Cedar Drive and Willow Glen
 - Install Pond Aeration Pumps
 - Address Cat-Tails in Pond 1 (on HOA property)
 - Possible stocking of fish (including grass carp for algae)

Watershed Grant Word.Doc





Architectural Committee Report

Social Committee Report

- Postponed
 - WC Golf Outing and Social Night

Board Transitions for 2018

Titles	Current Board 2017	Term Expires	New Board 2018
President	Steve Landau	End of 2018	Steve Landau
Vice President	Jim Susin	End of 2018	Jim Susin
Treasurer	Chad Langan	End of 2018	Chad Langan
Secretary	Bonnie Nungster	End of 2017	Open
Trustee	Brad Wilson	End of 2017	Open
Trustee	Tom Thomas	End of 2018	Tom Thomas
Trustee	Carla Guiher	End of 2017	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

HOA Members Time

Questions, Concerns, Comments?



Join us on Facebook



“Willow Creek of Metamora”

www.willowcreekofmetamora.com

General Discussion from Members

- A team should be set up to investigate maintenance and erosion for spillways and culverts
- There is different shoreline ownership schemes for each pond. Maintenance (cat-tails) may be the responsibility of HOA.
- This year's budget surplus will be used in plan maintenance projects. The intent to to grow the savings for a future (high cost) projects. With the vast diversity of homeowner property, (park lot / lake lot / standard lot), it will be difficult to apply any type of special assessment for a specific improvement
- At this time, no additional volunteers for additional board members.