

Dec 14, 2017

7:00PM

Willow Creek of Metamora – HOA Minutes

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

P=present A=absent

Guests: Steve Johnson, John Nungester

Meeting opened 7:02 PM 12/14/17

Secretary Report:

No Minutes to approve. Approved at Annual Meeting
Andrew updated website with previous minutes as requested. Historical reports should be up to date on website.

Treasurer's Report:

Quarterly Updates:

Regular Checking \$30,988.30

Deposit Checking \$1,550.00

Expenses:

- Mailing expenses / Aerator Supplies (Steve Landau) - \$122.24
- Peoria Lawn Maintenance (2 mowing) - \$1020.00
- Village Florist (Bonnie Nungester) - \$21.40
- HOA insurance - \$1405.00
- Central Illinois Electrical (Electric installation for aerator): \$3250.00
- Gregory Knapp Attorney (non HOA lot summons letter) - \$75.00
- Padlock for aeration electrical box, signage (Tom Thomas) - \$50.48

Total Expenses Paid: \$5944.12

Dues Status:

2014 Dues 100 % Paid

2015 Dues 100 % Paid

2016 Dues 98.31% Paid (\$387.50 Outstanding)

2017 Dues 94.25 % Paid (\$1375.00 Outstanding)

Discussion:

- All homeowners with outstanding dues in 2016, also have outstanding dues in 2017
- Some townhome owners are interpreting the covenants as they own ½ lot and have taken it upon themselves as to only pay ½ of the dues applied.
- "Intent to lien letter" will be adjusted for townhome owners who have paid ½ dues, to ask for legal proof (such as a deed) that their property is legally specified as ½ lot, for HOA lawyer to review. If the

documents are provided within 30 days, we will review each case separately. – Jim and Carla to prepare letter adjustments. Tom and Chad to do follow up.

Motion: Send intent to lien letter to 5 owners past due for 2017.

First: Jim

Second: Carla

All Approved

2017 Taxes:

It was agreed to seek tax filing assistance for HOA.

Follow-up plan to be discussed later.

Landscape Committee:

Grass

Jim to make follow up call to Peoria Lawn to make sure we are set for next year. We decided to ask that they include pre- emergent application at year end.

Cat Tails

Steve made a presentation on cat tail control for Pond 1.

Typical Chemicals used:

Glyphosate 5.4 (Weed Killer)

Surfactant (Salt – Helps kill the roots)

2 – 3 Weeks to kill Cat Tails / Cut and remove dead plants to prevent re-growth.

Cost of chemicals: approx. \$80.00-\$100.00 to be applied in June/July

Jim to ask Peoria Lawn about cutting and removing

Mulberry Park

- Carla brought up the need for clean up late in season for Mulberry Park (leaves).

Agreed that it is most likely too late to do this year, but we can consider next year.

- Should clean-up/address the “island” in Mulberry Park.

Possibly a spring activity.

Additional Aeration Expenses:

Board previously approved \$5000 of expenditures. Continue moving forward until that limit is hit.

Architectural Committee:

Nothing to report at this time.

Hospitality Committee:

7 homes for sale, 1 pending

1 home under construction (Carla agreed to follow up with Preferred regarding some worker issues).

7 lots for sale

Bonnie gave Hospitality Committee information to Steve as she is leaving the Board.

Social Committee:

Nothing to report at this time.

- Should attempt to post volunteerism activities on Facebook, as they are being done.

Other

Bonnie is leaving the Board. Thank you Bonnie.

Carla will stay on board until a replacement is found. – The board needs a quorum to approve any motion.

Meeting adjourned: 8:20

First Tom

Second Jim