

Mar 15, 2018

7:00PM

Willow Creek of Metamora – HOA Minutes

P - Steve Landau

A - Jim Susin

P - Tom Thomas

P - Brad Wilson

P - Chad Langan

A - Carla Guiher (Present for Architectural Committee Report Only via Facetime)

P=present A=absent

Guests: Steve Johnson, John Nungester, Bonnie Nungester, Jon Van Order. Shar Van Order

Meeting opened 7:06 PM 3/15/18

Secretary Report:

Approve Minutes:

Motion to approve: Tom

2nd: Brad

Treasurer's Report:

Quarterly Updates:

Regular Checking \$42,768.85

Deposit Checking \$1,550.00

Expenses:

Ameren Electric - \$129.82, \$118.24, \$118.25

Village Florist - \$42.79 (Welcome Gifts x2)

Jim Susin - \$30.72 (Certified lien mailing)

Greg Knapp – Attorney (Tax Exempt / Fein Teleconference) \$225

Tom Thomas - \$76 (Lien Reimbursement)

Chad Langan - \$45.33 (Printer Ink)

Total Expenses Paid: \$786.15

Dues Status:

2016 Dues 98.31% Paid (\$387.50 Outstanding)

2017 Dues 97.49 % Paid (\$600.00 Outstanding)

2018 Dues 77.72 % Paid

Discussion:

- Non-Standard Lots : Jim and Tom will proceed with writing letters for those that are behind in dues.

2017 Taxes:

Steve: Motion to Approve 2017 Tax Returns

1st Tom

2nd Chad

Landscape Committee

Aeration equipment

Marine Biochemist Quote: Install Labor and Equipment included. Options for winter removal/storage and maintenance package available for reasonable prices.

Outdoor Water Solutions Quote: Labor not included. All maintenance and repair is up to HOA.

Motion: (Steve) Increase our budget from \$5000 to \$9500 to incorporate the Marine Biochemist quote

1st : Brad

2nd : Chad

Approved

Additional Fish to be purchased from Woodford County

Fish are doing well, but aeration will help the environment.

Motion: Steve... Purchase 4 x Grass Carp \$44 / Largemouth Bass 2-3" \$80 / Redear Sunfish \$65

(Total \$189)

1st : Tom

2nd: Brad

Approved

Watershed Drainage and culvert Clean out between Willow Glen and Cedar Lake

Motion: To proceed with regrading the common areas between Willow Glen and Cedar Lade Drive for water drainage. Tri-county service (\$3250 or less)

1st: Steve

2nd : Tom

Approved.

Mowing

Grass Contractor: fall time pre-emergent.... Missed

Will quote year-end clean-up.

Architectural Committee:

Fence Approvals:

Mike Krake, Lot 106 and 107 (New Build at corner of Stonelake and Cedar Lake)

Treated Pine 6'fence

Not backed up to park or lake

Conditional that it meets Metamora Village guidelines

Motion: Tom: Move to approve the plans for fence approval

2nd Carla

-3 In favor

-1 opposed

Hospitality Committee:

2 houses sold – Gifts Delivered

5 houses for sale

1 house pending sale

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

5 lots for sale

Open Discussion:

Jon VanOrder has 2 lots... Going forward pay for 1 lot.

Motion to Adjourn: Steve

1st Tom

2nd Brad

Meeting Adjourned: 8:50