

**June 28, 2018**

**7:00PM**

**Willow Creek of Metamora – HOA Minutes**

P - Steve Landau

P - Jim Susin

P - Tom Thomas

P - Chad Langan

P=present A=absent

Guests: Steve Johnson, John Nungester, Bonnie Nungester, Jon Van Order. Shar Van Order, Jerry Hall, Rosalie Hall, Eli Grove, Dave Suckow, Cheryl Suckow

Meeting opened 7:03PM 6/28/18

**Secretary Report:**

Carla Guiher has resigned from the HOA Board as of 30May. Thanks to her for her service and dedication.

Approve March 2018 Minutes:

Motion to approve: Jim

2<sup>nd</sup>: Tom

Approved

May 15 – Closed Session Meeting

(To discuss fence approval and mid-meeting project status requiring votes)

Correction:

Motion : Up to \$50 to be used for mulch in Mulberry Park (Steve)

Motion to approve: Jim

2<sup>nd</sup>: Chad

Approved

**Treasurer's Report:**

**Quarterly Updates:**

Regular Checking : \$36223.35

Deposit Checking : \$1550

**Expenses:**

Ameren Electric - \$33.12, \$33.09, \$61.84, \$78.98

Nena Hardware - \$86.87 (Welcome Gifts)

Annual Report - \$10.00

Tom Thomas - \$41.01 (printer ink), \$4.29 (gift bags, step stakes)

Steve Landau - \$189.00 (fish)

Marine BioChemist: \$4852.38 (aeration install), \$597.00 (pond treatment)

Peoria Lawn Maintenance - \$1020.00 (mowing)

PO Office Box - \$54.00 (12 months)

Tri-county Services: - \$3125

**Total Expenses Paid: \$10186.58**

**Dues Status:**

2016 Dues 98.31% Paid (\$387.50 Outstanding)

2017 Dues 97.49 % Paid (\$600.00 Outstanding)

2018 Dues 93.31. % Paid

Motion : Approve Financials: Jim

2<sup>nd</sup>: Tom

Approved

**Open Discussion: Treasurer Report**

- Jon Van Order : Double Lot: Combined into single lot

Tom T travelled to county court house to obtain proof that lots were legally combined. Copies of the documents were shared.

County Recorder Documents show: 2 lots

County Assessor Documents show: 2 lots

The thought is that maybe the Tax ID may have been combined, but do not have documentation

JV will investigate with the county and report back.

- Non-Standard Lots : Jim and Tom will proceed with contacting those that are behind in dues. Next step is to apply liens as previously discussed

**Landscape Committee****Aeration equipment Installed and Operational.**

No additional topics discussed.

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

(Major storm / rain event occurred 21Jun2018 (4-6 pm)

1. Drainage work performed as expected. A very good probability that several homes would have been flooded if the work was not performed.
  2. The recently clean culvert is now full of sand and silt.
  3. The new drains were covered with silt
  4. Much of the black dirt and grass seed planted to repair the construction was washed away. (\$800 of repair expense)
  5. The culvert nearest the golf course suffered significant erosion, behind the concrete.
  6. Several Rocks on the spillway between ponds 2 and 3 have fallen off the retaining wall.
- Photos will be posted on Google Docs

- Jason (Village) will look at the area tomorrow to offer suggestions, as to what is the Villiage's responsibility and what is the HOA responsibility.

- Chad to look at the area this weekend (Chad has some experience due to his occupation)

- Will discuss options (contractors) after review with Chad and Jason.

**Mowing**

Typically, mowing contractor mows on Thursday, but it has been very wet. Mowers lost 4 days that week, and added additional help this week to catch up. Quality has not been up to expectations especially around Mulberry Park.

Additional notes: The contractor changed the entire mowing crew during the off-season.

Will continue to monitor quality of work.

### **Cat Tails**

There is a concern that we need to address the Cat Tails in pond 1. HOA Board resources to manage the project have been scarce. Homeowner has spent \$250 with little effect.

Metamora Fields has a license to treat cat tails.

Will get a quote for treating our ponds.

### **Architectural Committee:**

#### **Fence Approvals:**

Sean and Stephanie Marsh: 1019 Willow Lake

HOA Board will approve conditionally upon the approval from the Village.

Motion to request approve: Tom

2<sup>nd</sup>: Jim

Approved

#### **Other Discussion:**

Per Carla notes: Cedar Lake : Lot 106 / 107 - Preferred Homes:

No Sod in front, No fence started after the approval.

At this time, it was decided that the HOA board will not approve the build deposit repayment until the covenants are met.

Tom requested that the board find another leader for the Architectural Committee. He will be happy to continue to serve on the committee, but requests a leader.

Solution:

Carla has requested to continue lead the architecture committee, even though she is no longer on the board. Steve will discuss with Carla.

### **Hospitality Committee:**

5 houses sold (All Welcome Gifts Delivered)

3 houses for sale

1 home under construction (Nothing from Preferred Homes – Lot 119 (Carla)).

5 lots for sale

### **Open Discussion:**

A request was presented to a board member to have another owner's car removed from (other) owner's driveway. It is a shared driveway and the requesting owner is trying to sell property. Requestor feels that the vehicle could deter potential buyers.

- There is nothing specifically in the HOA covenants concerning licensed (operational) vehicles in owner's driveways.

- Further discussion about campers, boat, RVs parked in the street preparing for vacations. The streets are the responsibility of the Village. Suggest to consult the Village ordinances.

Mulberry Park residence presented a petition to purchase Mulberry Park. (Eli Grove presented the petition.) 3 homeowners that border the park have not yet signed.

- The Board sees no real downside in selling the land to the individual homeowners, and the research has recently been done, but the board is not ready to respond without further investigation of the process.

- Review the files (Steve and Eli)

Need to have a Brainstorming session on how to attract new board members

- Publish accomplishment
- Publish current projects
- Publish how to get on the board
- You Tube

Reason: 4 members may be the minimum positions allowed to have a board. Without a board, there is no way to approve any expenditures (such as mowing and insurance). The state of IL may take over the land and charge individual homeowners for upkeep, without regards to dues, expenses, or homeowners wishes. Homeowners will still be responsible for any other property liabilities (such as personal injury claims).

Motion to Adjourn: Steve

1st Jim

2nd Chad

Meeting Adjourned: 8:50