

## Willow Creek of Metamora HOA Annual Meeting

Willow Glenn Dr, Cedarlake Dr , Stonebridge Dr, Stonelake Dr, Stone Lake Ct, Johanna Dr, Willow Lake Dr

November 04, 2018

3:00PM

**Primary Purpose:** Developer's responsibilities  
Maintain Watershed (Grounds and Ponds) / New construction approval

P - Steve Landau  
P - Jim Susin  
P - Tom Thomas  
P - Chad Langan  
P – Jon Van Order  
P – Eli Grove  
P=present A=absent

Guests:

Steve Johnson, John Nungester, Andrew Elliott, Stephanie Elliott, Rae Ann Laylock, Lamar Horton

### Agenda:

Secretary's Report  
2018 Financial Review  
2019 Proposed Budget  
Hospitality Report  
Landscape Committee Report  
Architectural Committee Report  
Board Transitions  
New Business

### Secretary's Report:

Facebook Page: 133 Members  
HOA file storage moved to Google Drive Account (Free Cloud Storage)

### Treasurer's Report:

Income: Dues Collection: \$23,900 (Budget)

Expenses:

	Budget	Actual	
Office	177	295	Office supplies, PO Box renewal
Website	122	145	Website fee
Mowing	7,000	6,820	Contracted through 2019. (*projected cost to end of year)
Pond Improve	5,000	5,041	Aeration, fish stocking
Pond Maint	2,988	1,477	Treatment / Electric (YTD)
State Fees	10	10	Secretary of State Annual Report
Attorney	500	225	Non-Profit Status Discussion
Insurance	1,405	1,405	Insurance paid through 2019
Social	200	184	Welcome gifts

Gen Improve	1,032	3,893	Drainage work
Total	18,434	19,497	Difference (-1,063 over-spent)

Income : Dues Collection: \$23,700 (Budget)

Expenses

Office	225	Ave of 2017 & 2018 actuals
Website	145	Based on 2018 actuals
Mowing	7,000	Based on 2017 & 2018 actuals
Pond Mainten	5,000	Aeration Equip Maint / Electric Bill / Cat Tail Treatment / Algae Control
State Fees	10	Based on 2018 actuals
Attorney	500	Based on 2017 & 2018 actuals doubled for budgetary purposes
Insurance	1,405	Based on 2017 & 2018 actuals
Social	200	No change from 2018's Budget
Gen Improve	3,500	Spill way / Erosion Maintenance
Total	17,985	Difference (\$5715 Surplus)

**Hospitality Committee:**

1 house built  
 5 lots for sale  
 9 houses sold  
 2 houses currently for sale

**Landscape Committee:**

Watershed Grant Proposal Submitted to IL – EPA : Denied  
 Aeration Project - Complete  
 New drainage tiles and re-grading of water drainage land – Complete  
 Culvert Erosion – Complete  
 Entry Wall Repaired - Complete  
 Mowing Company Contract – Extended  
 Met with Village and Park District about “horseshoe”

On-going Projects:

Mulberry Park  
 “Horseshoe” Utilization

Next Projects:

Tree Trimming  
 Spillway Wall Maintenance

**Architectural Committee:**

4 fences approved  
 2 shed approved  
 Plans still pending to build a spec home lot 119

**Board Transitions for 2019:**

<u>Titles</u>	<u>Current Board 2018</u>	<u>Term Expires</u>	<u>New Board 2019</u>
President	Steve Landau	End of 2018	
Vice President	Jim Susin	End of 2018	
Treasurer	Chad Langan	End of 2018	
Secretary	Open	End of 2020	
Trustee	Tom Thomas	End of 2018	
Trustee	Jon Van Order	End of 2020	Jon Van Order
Trustee	Eli Grove	End of 2020	Eli Grove

Discussion:

Tom, Steve, Jim, Chad will remain on the board until alternatives can be found.

Tom requested to be only an advisor to any committee.

Chad has requested to be removed from the Treasurer's position and stay on as member at-large.

Meeting Adjourned 3:55pm