

Willow Creek of Metamora HOA Quarterly Meeting

December 20, 2018

Meeting Start: 7:00PM : Metamora Village Hall

Present: Steve Landau; Jim Susin; Tom Thomas; Chad Langan; Jon Van Order; Eli Grove

Absent :

Guests: Steve Johnson, Andrew Elliott, Stephanie Elliott

Thank you Stephanie for the treats.

Secretary's Report:

Review of previous meeting minutes

Motion: Approve June Minutes (no quorum from previous meeting)

1st: Chad : 2nd: Tom

Approved

Motion: Approve Sept Minutes

1st: Jim : 2nd: Chad

Approved

Motion: Approve Annual Meeting Minutes

1st: Jim : 2nd : Eli

Approved

Treasurer's Report:

Regular Checking : \$36,350.74

Deposit Checking : \$1,550.00

Expenses:

Ameren Electric \$74.26, \$69.93, \$41.44

Peoria Lawn Maintenance \$1530.00 mowing x 3

Marine BioChemist \$53.83

Steve Landau (Annual Letter Expenses) \$43.56

HOA Insurance : \$1347.00

Total Expenses Paid: \$3160.02

Dues Status:

2016 Dues 98.31% Paid (\$387.50 Outstanding)

2017 Dues 97.49% Paid (\$600.00 Outstanding)

2018 Dues 96.65% Paid (\$600.00 Outstanding)

2019 Dues 31.22% : Typical for Dec

Motion: Approve Financial Report

1st: Jim : 2nd: Eli

Approved

Discussion on Outstanding payments...

Lot 131 has not paid for 2017 and 2018. We do not expect payment for 2019.

Jim and Tom will work the process to place a lien on the property.

Motion: Place a lien on Lot 131 for outstanding HOA Fees

1st: Jim

2nd: John

Approved

Hospitality Committee:

5 lots for sale

1 house sold on Willow Glen. Tom and Steve to deliver Welcome packet.

1 house currently for sale

Landscape / Architectural Committee:

On-going Projects:

1. Mulberry Park Land Transfer: Eli – No progress to report.

2. Planting the Horseshoe with wild grass via the Wildflower program

Eli: Requires a fall burn off every year. The burn off would pose a risk to homeowners.

Recommendation: This is not a good alternative to mowing.

Next Projects:

3. Spring spraying for dandelions:

Jon: Peoria Lawn Maintenance does not currently have a license to spray.

Need to find another contractor for spraying. Jon and Tom to investigate.

4. Cat Tail control:

Possibly burn off cat-tails when ponds freeze over. 2018 spraying for Cat Tails was cancelled.

Jon to investigate solutions

5. Spillway Maintenance between Pond 2 and 3.

We would like to start repairs this spring/summer.

Tom to contact Fred.

6. Sod requirements on Lots 106 and 107. Homeowner stated that sod should be completed in Oct

Jon and Steve to talk to Krake.

New Business:

Property management company:

Day-to-Day activities of the HOA are becoming more difficult to manage since there is very little support from the membership (other than financial support). The board will investigate hiring a property management company to address this gap. The initial quote is about \$3500 per year.

Action Item: Invite Core 3 Property Management to the June meeting to present a proposal. (Tom)

Request for New Board Members via Facebook / Website:

Develop a plea / notice to the HOA membership via Facebook for new board members (especially officers such as secretary and treasurer). Inform membership of our plans for a Property Management service without additional volunteers. Need to better define roles and responsibilities. Stephanie E volunteered to take photos of current Board Members to post on website.

Action Item: Jon to set up a meeting to further discuss content. (Tentative Sat: Dec 29)

Financial Auditing:

We currently have no auditing process other than Financials Report at the quarterly.

Action Item: Treasurer to bring in statements to the quarterly meeting. We will discuss an internal auditing process. (Jim and Chad)

Move next quarterly's meeting to March 14th. (2 Board Members will be out of town on March 21st)

Motion: Adjourn Meeting

1st Jim : 2nd Chad

Meeting Adjourned 8:00pm