

Willow Creek of Metamora HOA Quarterly Meeting

March 07, 2018

Meeting Start: 7:05PM: Metamora Village Hall

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

Absent: Jim Susin

Guests: Chris McGough

Secretary's Report:

Review of previous meeting minutes

Motion: Approve Dec Minutes

1st: Eli : 2nd: Tom

Approved

Treasurer's Report:

Regular Checking : \$47,797.21

Deposit Checking : \$1,550.00

Expenses:

Ameren Electric : \$35.35, \$35.95

Tom Thomas : \$41.20 (Printer Ink), \$21.65 (welcome gift), \$10 (lien fee)

Jim Susin - \$47.00 (lien fee)

Total Expenses Paid: \$191.15

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 80.49% : Typical

Motion: Approve Financial Report

1st: Eli : 2nd: Jon

Approved

Discussion on Outstanding payments...

Lot 131 has not paid for 2017 and 2018. Lien Applied

Financial Auditing:

Reviewed current bank statements and payments

Taxes:

Tax returns prepared and shared copies.

Motion to Approve the Tax Returns

1st Eli... 2nd Tom

Approved

Steve to send tax returns

Hospitality Committee:

5 lots for sale

1 house sold on 1050 Stonelake Ct

1 house currently for sale

Landscape / Architectural Committee:

On-going Projects:

1. Spring spraying for dandelions:

Foster : \$800

2. Affordable: ... Next week to walk the grounds before quote

Motion for bid approval should come next week.

3. Called Peoria Lawn... for lawn mowing....

2 year contract signed

No issues

4. Cat Tail control:

Motion to approve Marine Biochemist quote to apply Cat Tail treatment not to exceed \$2000

1st: Tom 2nd Eli

Approved

5. Aeration Equipment

Motion to approve Marine Biochemist quote to maintain aeration equipment

1st: Tom 2nd Chad

Approved

6. Spillway Maintenance between Pond 2 and 3

No update this qtr.

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

Jon and Steve to talk to Krake.... No update this month.

8. Fence on Lot 140 – 833 Stonebridge

Motion: to approve Project Approval (Fence) for 140 as submitted

1st Chad 2nd Chris

*2 yes / 3 against

Motion does not pass.

Request homeowner to use similar panels to those already established and resubmit.

* Note: Bylaws allow homeowners in good standing to vote. Homeowner was allowed to vote on issue 8.

Other Business:

Property management company:

The board will investigate hiring a property management company to address day-to-day activities.

- Plan for presentation for Jun meeting.
- Tentative implementation date: 1/1/2020
- Eli, Steve, Tom met with Core 3 Property Management (3/6/2019)
 - o Asked to prepare presentation for June meeting
 - o They would manage all financials and required notices
 - They have not had to apply any liens, but are willing to do so.
 - They are very persistent about following up on late payments
 - o Have maintenance staff and landscape companies on retainer, but it is open for discussion
 - o Primary clients today are multi-unit complexes (all maintenance, lawn care, snow removal, ponds... etc)

Request for New Board Members via Facebook / Website:

- Meeting held, notice developed
- Facebook notice not yet posted.

Publicly define roles and responsibilities / Board Members to post on website.

- Website updated with photos and responsibilities.

New Business:

No new business.

Motion: Adjourn Meeting

1st Chad : 2nd Tom

Meeting Adjourned 8:03pm