

Willow Creek of Metamora HOA Quarterly Meeting

September 12, 2019

Meeting Start: 7:05PM: Metamora Village Hall

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

Absent:

Guests: Brandon Winkler, John Nungester, Lamar Horton, Gary Newswander, Jason Miller, Wes Drew

Secretary's Report:

Review of previous meeting minutes

Motion: Approve Jun Minutes

1st: Tom : 2nd: Jon

Approved

Tom has elected to resign after tonight for personal reasons. Thank you Tom for your dedication and hard work towards the HOA.

Review of intra-meeting motions / approvals:

06Aug2019

Accept Jeff Kurtz's application to become an HOA Board Member at large

Motion Passes

20July2019

Fence Request: 1281 Cedar Lake Dr

Approved

24July2019

Core 3 Property Management

1 abstain

Motion Fails

24Aug2019 : See Supplemental Minutes

Motion: Accept Core 3 proposal for both management and 2020 mowing. Keep Fosters mowing service through 2019 season.

1st Tom

2nd Eli

All approved.

28June2019

Fence Request: 1378 Cedar Lake Dr.

Approved

02Aug2019

Release of Lien on 820 Stonelake Drive

Paid in Full

27Aug2019

Shed Request: 1268 Willow Glen
Approved

Treasurer's Report:

Regular Checking : \$45637.87

Deposit Checking : \$50.00

Expenses:

Ameren Electric : \$80.22, \$82.39

Tom Thomas :\$11.34 (sign clips)

Peoria Lawn: \$510

Marine Biochemists: \$258.75 (cattail treatment)

Website Renewal \$165.92

Village Florist \$64.79

Steve Landau \$16.42 (Snow fence)

Bank "charge back fee" - \$5.50 (homeowner returned check)

Total Expenses Paid: \$1130.54

Dues Status:

2016 Dues 98.31% Paid (\$387.50 Outstanding)

2017 Dues 98.33% Paid (\$400.00 Outstanding)

2018 Dues 97.49% Paid (\$400.00 Outstanding)

2019 Dues 86.39%

Motion: Approve Financial Report

1st: Eli : 2nd: Jon

Approved

Hospitality Committee:

5 lots for sale

For Sale:

1318 Cedar Lake Drive

1314 Willow Glen Dr

Willow Lake

Stone Lake

Sold:

820 Stonelake Dr

826 Stonelake Dr (Pending)

1109 Stonelake Ct

Delivered 3 welcome packets

Landscape / Architectural Committee:

Make a change to the project approval form to tell the owners to also contact the Village for approval.

On-going Projects:

1. Mowing

Foster : Contacted last Saturday that we will not renew last year

2. Cat Tail control / Algae / Aeration

Marine Biochemist

Treated 4 times.

3. Spillway between Pond 1 and GV

No update

4. Spillway between Pond 2 and Pond 3

5. Agree to move the car on Willow Glen

Other Business:

Property management company:

Not sure if we want to go with Core 3.

Jason said that he will be Treasury.

Motion: Reverse the motion to hire Core 3 Property Management company due to homeowner concern of losing financial control of association.

1st Eli

2nd Chad

All but 1 approved

1 abstain

Motion Passes

New Business:

Motion: Accept Jason Miller's application to become an HOA Board : Treasurer

Application : Forthcoming

1st Eli

2nd Jeff

Motion Passes

Motion: Accept application to become an HOA Board : Secretary

Application : Forthcoming

Motion Passes

1st Jon

2nd Chad

Motion Passes

No new business.

Motion: Adjourn Meeting

1st Chad : 2nd Tom

Meeting Adjourned 8:40pm