

Willow Creek of Metamora Annual Meeting

November 3, 2019

Meeting Start: 3:05PM: Metamora Village Hall

Present: Steve Landau; Chad Langan; Eli Grove, Jeff Kurtz, Jason Miller, Brandon Winkler

Absent: Jon Van Order

Guests: John Nungester, Lamar Horton, Tom Thomas, Rae Ann Laylock, Wes Drew

See Powerpoint presentation for Officers' and Committee Reports

Other Business:

Willow trees and Willow tree sprouts are becoming a nuisance. Board (Brandon W) will look into options.

It is muskrat trapping season. Board (Jeff K) will contact Jim Stamm (309) 634-6983

Discussion concerning the difference in Dues structure from Lake/Park Lot \$200 verses non-Lake/Park Lot \$175. It requires more homeowner effort and money to manage the "public access" property (i.e. garbage, treatment of the land, rude public, etc). Why is the HOA fee higher? When the HOA was first formed, there was no difference in the fees.

- The HOA is currently charging the maximum limits per the by-laws. An option is to lower the dues for the Lake/Park Lots.... However the cost of services will continue to increase.
- The board will take it under advisement.

2 additional contractors would like to present bids for 2020 mowing.

- Matt Ulrich : 1120 Willow Lake Dr. ; Metamora
- Brunson Lawn Care: BrunsonmL19@gmail.com : Eric Brunson 309-838-3648
- We will delay a vote on Dennis Wessel Complete Lawn Care proposal until the additional proposals are reviewed.

Motions:

Motion 1: Approve all Board position as presented in the attached presentation

1st: Rae Ann Laylock

2nd: Tom Thomas

Unanimous

Motion Approved

Motion 2: Add Jason Miller as newly elected Treasurer to all necessary accounts

1st: Chad Langan

2nd: Jeff Kurtz

Unanimous

Motion Approved

Motion: Adjourn Meeting

1st Jeff Kurtz

: 2nd Eli Grove

Meeting Adjourned 4:15pm