

Willow Creek of Metamora Quarterly Meeting

December 19, 2019

Meeting Start: 7:00PM: Metamora Village Hall

Present: Steve Landau; Chad Langan; Jon Van Order; Eli Grove, Jason Miller

Absent: Brandon Winkler, Jeff Kurtz

Guests: Lamar Horton, Tom Thomas, Dave Suckow, Cheryl Suckow

Old Business:

Secretary's Report:

Review of previous meeting minutes

Motion: Approve Sep Minutes

1st: Chad

2nd: Jason

Approved

Motion: Approve Annual Meeting Minute

Wait for Bandon's (Secretary) input. To approve at next meeting

1st:

2nd:

Approved

Hospitality Committee:

Homes for Sale:

1318 Cedar Lake Drive

909 Stonelake Drive

1019 Stonelake Court

1120 Stonelake Court

1140 Willow Lake Drive

1266 Willow Glen Drive

1252 Willow Glen Drive

5 Open Lots for Sale

1324 Cedar Lake spec home under consideration

Homes Sold

1314 Willow Glen Dr (Meaghan Yordy : Meggi0840@gmail.com)

Welcome Packets

None delivered

Jason contacted 1109 Stonelake (dues)

New(ish) residents:

820 Stonelake Dr

826 Stonelake Dr

1109 Stonelake Ct

Action Item: Jason and Steve will work on new residents packets

Treasurer's Report:

Regular Checking \$52372.41
Deposit Checking \$50.00

Expenses:

Ameren Electric \$80.22, \$82.39
Peoria Lawn \$510
Insurance
Fosters Lawn
Marine Biochemists \$258.75 (cattail treatment)

Total Expenses Paid: \$1130.54

No invoice / bill from Foster's mowing service yet.
No invoice / bill from Dennis Wessel for fall clean up yet.

Dues Status:

2018 Dues 97.49% Paid \$400.00 Outstanding
2019 Dues 86.39% Paid
2020 Dues

Action Item: Jason to send Steve an itemized expense report for the minutes.

Motion: Approve Financial Report

1st: Eli

2nd: Jon

Approved

Landscape / Architectural Committee:

Muskrat trapping season. Jim Stamm (309) 634-6983

In process: (Jeff K)

Willow trees and Willow tree sprouts are becoming a nuisance.

In process: Some have been cleared by the fall clean-up activities.

Brandon W to continue to follow up

Aeration Pump Repair

Pumps have been removed and in possession of Marine BioChemists

Action Item: (Jon) will contact Marine BioChemists for an update after the first of the year

Cat Tail Treatment

Boat access to the pond is required to complete the treatment. Best access to pond 1 is either via the golf course or via the land between pond 1 and 2.

Action Item: (Jon) will discuss with Marine BioChemist for best access, and possibly cut trees for access.

Spring Volunteer Day

Attention is required in the spring to trim brush around ponds, clean up culverts, and pick up trash

Action Item: (Jon) will develop a plan for a Spring Volunteer Day

Pond 1 Spillway Repair

Nothing has been done yet since the last meeting.

Brandon had ideas on how to repair.

Action Item: Chad will reach out to Brandon and discuss. Board will need a repair estimate to take the next steps.

Future Actions: Discuss with Golf Course on appropriate compensation.

Other New Business

Mowing contract (Jon): See Attached. Matt and Eric have never mowed a commercial property. Dennis has been doing the fall clean-up and has been doing a good job. Proceed forward with the contract.

Mulberry Park – Tree is leaning

Action Item: Eli will monitor for now. If the tree falls over, it will more than likely fall on Eli's property.

Upcoming Fence Application: 1314 Willow Glen Dr

Motion: Adjourn Meeting

1st: Jason

2nd: Jon

Meeting Adjourned 7:55pm

Matt Ulrich (\$650/mow):

Resides at 1120 Willow Lake Drive and is currently a HOA member. Has never mowed grass professionally and has no commercial mowing experience. Doesn't have the equipment to service the contract but would purchase it if rewarded the contract. Isn't licensed to provide weed control so would be sub-contracting this work to an appropriate licensed contractor. Currently stay at home dad but would have Spring and Fall obligations working with a local farmer with planting and harvesting activities. Would be servicing the contract himself with no additional help. I have attached his updated proposal.

Eric Brunson Lawn Care (\$840/mow):

Business is located in Bloomington, IL. Eric currently has a full-time job with a moving company in Bloomington, IL. and has a growing lawn care business on the side. Currently mows residential lawns in Willow Creek HOA. Eric doesn't have experience in mowing a property of this size. Currently doesn't have the equipment to service the contract but would purchase the equipment if awarded the contract. Isn't licensed to provide weed control so would be sub-contracting this work to an appropriate licensed contractor. Failed to provide weed control quote in proposal. Would be servicing the contract with two people.

<https://www.facebook.com/Brunson-Lawn-Care-273671696893997/>

Dennis Wessel Complete Lawn Care (\$575/mow yr 1 / \$615/mow yr 2):

Business is located in Metamora, IL. Has been mowing commercially for 4 yrs and is a full service provider. Has been mowing St Mary's school and church as a volunteer for several years and currently mows residential lawns in Willow Creek HOA. Has the required equipment to service the contract. Dennis has contacted the State of IL on what is required to treat for weeds and will get the required license for the work or hire the appropriate licensed contractor. Would be servicing the contract by himself with the exception of the horse shoe which could be two people.

<https://www.facebook.com/dwescompletelawncare/>

Based on the three bids that were submitted, I believe Dennis Wessel Complete Lawn Care is our best option and this is why:

- Has been in business and has mowed grass professionally the longest
- Has the equipment needed to complete the job
- Willing to communicate directly with homeowners to address any concerns by providing his email address
- Reliable / returns phone calls
- Mows several properties within Willow Creek HOA so can keep an eye on the property to ensure proper mowing schedule
- Fall clean-up work has resulted in several homeowners reaching out to me praising his work
- By hiring Dennis we are hiring local which in return supports small community businesses