

Willow Creek of Metamora Quarterly Meeting

March 19, 2020

Meeting Start: 7:08PM: Metamora Village Hall

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

Absent: Brandon Winkler, Jeff Kurtz, Chad Langan

Guests:

Old Business:

Secretary's Report:

Motion: Approve Annual Meeting Minute

1st: Jon

2nd: Eli

Approved

Motion: Approve Dec Meeting Minute

1st: Jason

2nd: Eli

Approved

Intra-Meeting Motions and Discussions:

7Feb20

Motion: Approve the 2020 Pond Treatment (Cat Tail / Algae) plan put forth by Marine Biochemists.

Motion: Approve Add to add 4-6 inches to base of pump box

1st Jon

2nd Jeff

Approved

11Feb20

Motion: Approve 1314 Willow Glen Drive Fence proposal as submitted

1st Chad

2nd Jason

Motion Failed by email vote. 1 no vote. Unanimous approval required by email vote.

Closed meeting: 26Feb20

Motion approved: 1 no vote

17Feb20

Ed Foster presented a mowing invoice for 4.5 mows

8Jan20

Bachman Spillway provided a quote for the spillway work

Closed meeting: 26Feb20

Brandon W will work with his contacts for a better price.

4Mar20

Motion: Approve 1120 Stonelake Ct Fence proposal as submitted

Pending

Email vote : Only 2 replies.

Hospitality Committee:

Homes for Sale:

906 Stonelake Drive

1019 Stonelake Court

1140 Willow Lake Drive – Off Market

1266 Willow Glen Drive – Off Market

1307 Willow Glen Drive

827 Stonelake Drive

5 Open Lots for Sale

1300/1306 Cedar Lake under consideration (Homeway Homes)

Homes Sold

1120 Stonelake Court (Catherine Neal catherine_neal_e@yahoo.com)

1314 Willow Glen (12/19/2019)

1318 Cedar Lake Drive (Pending - April Close)

1252 Willow Glen Drive (2/28/2020)

Welcome Packets (newish residents):

820 Stonelake Dr

826 Stonelake Dr

1109 Stonelake Ct

1120 Stonelake Ct

1314 Willow Glen Dr

1263 Willow Glen Dr

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

..... No action this qtr.

Treasurer's Report:

Motion to approve taxes as submitted:

1st: Steve

2nd Jason

Motion Passes

Regular Checking \$61384.75

Deposit Checking \$50.00

Expenses:

Ameren Electric \$35.02, \$35.02, \$35.02

Dennis Wessel \$780

Insurance (Steve)	\$178
Fosters Lawn	\$2474
Marine Biochemists	
Total Expenses Paid:	\$3538.06

Dues Status:

2018 Dues	97.49% Paid
2019 Dues	86.39% Paid
2020 Dues	73.42% Paid

Discussion:

Some of the duplex owners submitted dues payments for only half of the invoiced amount. Jason will send another notice stating that they owe the full amount invoiced.

Homeowner who submitted prior mowing claim in lieu of dues payment.

Jason will work with homeowner to document both invoice/payment and dues collection in case of audit.

Motion: Approve Financial Report

1st: Eli

2nd: Jon

Approved

Landscape / Architectural Committee:

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

New: Caught some... still some in the ponds. What can we do?

No new ideas. Will discuss with Jeff

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

New: Jon will help knock them down during Spring volunteer day.

Aeration Pump Repair

On schedule: Installation and start up is scheduled for end of April start up

If we have to replace a pump, (we should not) the quote is \$468

Jason to put blocks under pump stand

Cat Tail Treatment

On-Schedule

Mulberry Park – Tree is leaning

Tree must come down. Will attempt to take it down ourselves during a spring clean-up date.

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

Jon to pick a date and send invitation via Facebook

Pond 1 Spillway Repair

Steve presented quote at closed meeting. Posted in Shared Drive account

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.

No Action : Brandon was absent.

Other New Business

Fence Application:

1120 Stonelake Ct.

Email vote : Only 2 replies.

Steve has requested a layout plan prior to a vote. (last note sent 15Mar2020)

Steve meeting tomorrow (1:30pm)

Aquatic Control

411 East Maple Street

Canton, IL 61520

309-649-6000

Email: TimH@aquaticcontrol.com

Motion: Adjourn Meeting

1st: Jason

2nd: Eli

Meeting Adjourned 8:05pm

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