

Willow Creek of Metamora Quarterly Meeting

Jun 18, 2020

Meeting Start: 7:04PM: Google Meets Meeting

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

Absent:

Guests: Tim and Dana McVickers, Catherine Neal, Tom Thomas

Old Business:

Secretary's Report:

Motion: Approve Mar 2020 Meeting Minutes

1st: Eli

2nd: Jason

Approved

Intra-Meeting Motions and Discussions:

20Apr20

Motion: To approve Shed Proposal - 1300 Willow Glen Drive as submitted

1st Chad

2nd Jeff

Approved

25Apr20

Motion: To approve Fence Proposal - 1119 Willow Lake Drive as submitted

1st Steve

2nd Chad

Motion Not Approved

15May20

Motion: To approve Solar Panels installation : 1281 Cedar Lake

1st Jon

2nd Jeff

Approved

20Apr20

Motion: To approve Shed Proposal - 1248 Willow Glen Drive

1st Steve

2nd Jeff

Approved

29Apr20

Motion: To approve Fence Proposal - 1120 Stonelake Ct. as submitted

1st Chad

2nd Jason

Approved

Hospitality Committee:

Homes for Sale:

906 Stonelake Drive
1019 Stonelake Court
1140 Willow Lake Drive
1307 Willow Glen Drive
827 Stonelake Drive
5 Open Lots for Sale

1324 Cedar Lake Pending: See below

Homes Sold

826 Stonebridge Drive
1266 Willow Glen Drive

Treasurer's Report:

Regular Checking \$56154.41
Deposit Checking \$50.00

Expenses:

Ameren Electric \$188.14
US Postal Service \$56.00 (PO box yearly fees)
Hofstatter Material & Science \$26.25 (raise aeration pump box – supplies)
Dennis Wessel \$3355.00 (Apr and May)
Marine Biochemists \$803.74 (pond 1&2) pending
Secretary of State \$10

Total Expenses Paid: \$4439.13

Dues Status:

2018 Dues 97.49% Paid
2019 Dues 87.24% Paid
2020 Dues 75.11% Paid

Discussion:

Past dues notices going out 6/20/2020

Motion: Approve Financial Report

1st: Eli

2nd: Jon

Approved

Landscape / Architectural Committee:

Plans have been submitted to construct a new home at 1324 Cedar Lake Drive. Jeff and Eli have reviewed the plans/layout and all seems to meet with our covenants. Upon submission of the deposit and project plan, we are recommending to proceed with the new home construction.

Motion: Approve the home plans 1324 Cedar Lake as submitted (Pending Deposit)

1. Jeff
2. Eli

Approved

New and Other Business

Spillway repair/removal between golf course and pond 1

See prior minutes for further explanation.

Brandon Winkler submitted a Spillway Removal bid (10Jun20)

Removal of broken concrete: \$3000

Replacement

\$3600 materials 2-6" Rock (to match existing materials)

\$200 Trucking

\$1000 placement

\$200 HOA Discount

Brandon is insured and a member of the HOA. His bid was lower than a competitive bid previously discussed. Any additional materials (stone) will be placed in areas around the HOA property requiring these items for maintenance. If water continues to erode this area, Brandon will bring back equipment to "comb" the rocks back into place. Expected to take about a day to complete.

The board considers the fallen and jagged concrete to be a safety issue and must be addressed promptly.

There is a reinforced concrete vault containing power and utilities. This vault will remain as-is and there is no current damage to the vault.

Motion: To approve Brandon's Bid to remove the spillway and replace with rock.

1. Jeff
2. Jason

Approved

New and Other Business Continued:

Unauthorized motor vehicles. (Safety Issue / Destruction of Property)

There are unauthorized motor vehicles (racing golf carts, unauthorized contractor vehicles and equipment) using HOA grounds without permission. This could be a liability risk to the HOA if an accident were to occur. An HOA member contacted us and requested us to address the issue. After discussion, the first step is awareness. We would like to post signs expressing No Unauthorized Motor Vehicles. Signs (available from the internet) were shared, but the red colors were considered too “aggressive” for a neighborhood. Something softer, like green and white, may be better. Eli and Brandon will contact Martian Sign Service for suggestions.

Motion to approve \$250 for No Unauthorized Motor Vehicles, posts, and supplies (approx. 10 signs)

1. Eli
2. Chad

Eli to check with local sign maker (Martian Sign Service)

Approved

Privacy Fence Constructed on Mulberry Park.

A project proposal for a 6ft privacy fence was submitted on 25April by Lot 75. The proposal was rejected as it does not meet the covenants. (as shown above) The owner decided to proceed with the installation of the fence, as proposed, without “written approval from the developer”.

As the board needs to uphold the covenants to the best of our abilities, and fairness to all HOA members, we have unfortunately decided that we must take action.

1. 2 board members will speak with the owner.
2. If no resolution is found by 6July2020, the board will consider legal action for removal of the fence.
 - a. The board has been in contact with several law firms and has engaged with Kavanaugh & Scully Law Associates to help us defend our covenants

Motion: To enlist a legal team to enforce the covenants (privacy Fence) after discussions with homeowner Lot 75 after of July6,2020. Legal expenses not to exceed with \$1000 without pre-authorization.

1st Brandon
2nd Jeff
Motion passes

Other Business and Discussion:

- Leaning tree in Mulberry Park. Steve and Eli will attempt to remove it this weekend, weather permitting.
- 1280 Glenwood installed a new patio this week. The contractor used HOA property as access and tore up an area in Mulberry Park by dumping sand and skid steer work, without HOA authorization (see Unauthorized Motor Vehicle section)
- 1119 Willow Lake hired landscaping work this week, removing trees and landscaping materials from the property. The contractor used HOA property as access without HOA authorization and left tire tracks in the grass. (see Unauthorized Motor Vehicle section)
- Drainage pipe is restricted with large rocks in Mulberry Park. (see previous minutes). Brandon and Eli will further investigate a solution and possibly contact a contractor – Hare Construction
- Lot 60 - 1255 Johanna has not cut the grass yet this year and it is very long. It is a vacant lot. A HOA member said that he attempted to contact the owner but no response. He asked if HOA could cut the grass and bill the owner for the service. Our response is that this is a Village ordinance and the Village should be contacted. (The Village has the authority to levy fines if necessary.)
- Lot 56 has made several inquiries about installing a fence. The latest request was for a 4 ft privacy fence. The covenants do not clearly specify this as a park lot, however a park is directly connected to the entire rear length of the property. More to come.
- Algae on Pond 2 seems significantly worse than prior years. After spraying, the algae returned within 2 day. Pond 1 looks much better than prior years. Per the invoice, Pond 1 was sprayed with different chemicals. Some residents of Pond 1 also rake the area near the shore. (They don't rake the shoreline of the HOA property near the spillway). Brandon and Jon will discuss effective ways to clean the algae from the surface, and provide a recommendation.
- Aeration pump for Pond 2 has stopped working. Marine Bio-Chemists has been contacted
- Aeration pump for Pond 1 was making loud noises. Marine Bio-Chemists have been contacted and the pump repaired.
- Drainage in the Horseshoe seems to be plugged again. No water is draining from the pipe into pond 1, but water is running over the damn. Brandon will check it out when he has the equipment for the spillway removal.

Motion: Adjourn Meeting

1st: Brandon

2nd: Chad

Meeting Adjourned 8:21pm