

## **Willow Creek of Metamora Quarterly Meeting**

Sept 17, 2020

Meeting Start: 7:10PM: Google Meets Meeting

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

Absent: Chad Langan

Guests: Tom Thomas

### **Old Business:**

#### **Secretary's Report:**

Motion: Approve Jun 2020 Meeting Minutes

1<sup>st</sup>: Jeff

2<sup>nd</sup>: Eli

Approved

#### **Intra-Meeting Motions and Discussions:**

##### **29Jun20**

Motion: To approve purchase of new aeration pump for Pond 2

1st Jason

2nd Jeff

Approved

##### **16Jul20**

Motion: To approve Fence Proposal - 1317 Cedar Lake Dr

Approved in 2019... No need to re-vote

1st

2nd

##### **10Jun20**

Motion: To approve new home build – Rick McDonald – 1324 Cedar Lake Dr

Approved during last meeting... No need to re-vote

1st

2<sup>nd</sup>

\*\* Exception : fence proposal. The privacy fence was not approved and does not meet the covenants for the lot.

##### **23Jul20**

Motion: To approve Fence Proposal – 911 Stonebridge

1st Jeff

2nd Chad

Approved

## **8Aug20**

Motion: To approve regrading of HOA property behind 1324 Cedar Lake Dr. The work would be performed by the building contractors at 1324 Cedar Lake, with no charge to the HOA

1st Jeff

2nd Chad

Utility lines run in that area. McDonald decided not to pursue this project.

Dues notices should be sent the 1<sup>st</sup> or 2<sup>nd</sup> week in October in preparation for **01Nov Annual Meeting**. Jason to send Steve an updated members list. Looking for help.

### **Hospitality Committee:**

#### **Homes for Sale:**

839 Stonebridge

1019 Stonelake Court (Pending)

1140 Willow Lake Drive

1307 Willow Glen Drive (off the market)

4 Open Lots

#### **Homes Sold**

906 Stonelake Dr      Brett and Lea Olson

1324 Cedar Lake Dr      Rick McDonald (building for his father)

827 Stonelake Drive

### **Treasurer's Report:**

Regular Checking                      \$41,929.97

Deposit Checking                      \$1,550.00

#### **Expenses:**

Ameren Electric                      \$197.12

Brandon Winkler                      \$7,600 (Spillway Reconstruction)

Website Renewal                      \$148.04

Dennis Wessel                      \$5355.00 (June, July, August Lawnmowing )

Heartland Bank                      \$30.25 (new checks)

Jon Van Order                      \$87.30 (Tools for park clean up)

**Total Expenses Paid:    \$13417.71**

#### **Dues Status:**

2018 Dues      97.49% Paid

2019 Dues      90.08% Paid

2020 Dues      84.07% Paid

#### **Discussion:**

Past dues notices going out 6/20/2020

Motion: Approve Financial Report

1<sup>st</sup>: Eli

2<sup>nd</sup>: Jeff

Approved

### **Landscape / Architectural Committee:**

Discussion of adding a tool shed for the HOA.

Tool shed is a target for crime.

No one to manage the tools and structure

At this point the board chooses not to pursue.

Ground cleared on shore of Pond 1. Better access to Pond 1

Leaning Tree removed from Mulberry Park

Aeration Pump for Pond 1 has stopped working. Both pumps are now out of commission.

.... Jon in communication with Marine Biochemist

.... Send a message on Facebook. (Steve)

### **Old Business:**

Spillway between the Golf Course and Pond 1 has been reconditioned.

Unauthorized motor vehicles signs. Quote was about \$500 for 10 signs. Higher than what was approved.

\$45 per sign 10 or more / \$50 per sign less than 10

Action: Pause and discuss with interested parties. (Steve)

Privacy Fence Constructed on Mulberry Park.

Action:

Jeff to follow up with the lawyer for options. A letter was sent.

Jeff to follow-up with identifying strange charges for \$517

Some line-items on the invoice that did not make sense for our concern.

Will have closed session meeting to discuss options after they are presented.

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

Action: **No action taken**

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

Action: **No action taken**

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.

Action: **No action taken**

Stump grinder to clean up areas where trees were removed.

Action: Wait until all clean up is complete. Bring in stump grinder once.

Additional Clean up Actions:

Remove the dead pine tree next to pond 1

Clean up between pond 2 and 3.

Jon will organize

Brandon will borrow a chain saw.

Neighbors asking where to put the dirt (per the covenants). Should tell them to haul it away.

Sound Barrier for pumps... Jon to look into it.

### **New and Other Business**

Need someone to step up to take over president.

### **Other Business and Discussion:**

### **Motion: Adjourn Meeting**

1<sup>st</sup>: Eil

2<sup>nd</sup>: Jeff

Meeting Adjourned 8:35pm