

Willow Creek of Metamora Quarterly Meeting

Nov 1, 2020

Meeting Start: 3:08PM: Google Meets Meeting

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

Absent: Jeff Kurtz

Guests: Tom Thomas

Intra-Meeting Motions and Discussions:

27Oct20

Motion: To approve fence re-location 1129 Willow Lake Drive

1st Chad

2nd Jeff

2020 Year in Review

Grounds / Maintenance Update

- ❖ 2020 Big Clean up on Ponds 1 and 2
 - ❖ Big thanks to Jon, Jason, Danny, Dave and the Grove Guys.
 - ❖ Stump removal will be investigated
- ❖ Cat Tails on Pond 1 under control
- ❖ Spillway between golf course and Pond 1 removed
 - ❖ Big thanks to Brandon
- ❖ Aeration Pump Box reinforced after Flood
 - ❖ Thanks to Jason
- ❖ Algae and pond growth still remains and issue
 - ❖ More treatments will be required
 - ❖ To prevent fish kill, with higher treatments, aeration pumps need to be operational
- ❖ Both aeration pumps are inoperable probably due to flooding
 - ❖ Will be replaced next spring
- ❖ Other Concerns Investigated
 - ❖ Signage
 - ❖ Tool Shed
 - ❖ Pump Sound Enclosure

Secretary's Report

- ❖ Facebook 187 Members
- ❖ Properties - 2020
 - ❖ 122 Total
 - ❖ 13 Sold / 1 For Sale
 - ❖ 4 Open Lots
- ❖ 15 Project Plans Reviewed
- ❖ Liens
 - ❖ 0 Applied
 - ❖ 2 Removed

- ❖ **Homes Sold in 2020**

- 1120 Stonelake Ct
- 1314 Willow Glen
- 1318 Cedar Lake Drive
- 1252 Willow Glen
- 826 Stonebridge Drive
- 1266 Willow Glen
- 906 Stonelake Drive
- 1324 Cedar Lake Drive
- 827 Stonelake Drive
- 1307 Willow Glen (Pending)
- 1019 Stonelake Ct (Pending)
- 839 Stonebridge Drive (Pending)
- 1401 Cedar Lake Drive
- ❖ **4 lots available**
- ❖ **1 home for sale**

Treasurer's Report:

2020 Actuals

Income

Dues Collected \$21,350

Expenses	Budget	Actual	Comments
Office	\$175	\$163.88	Office supplies, PO Box renewal
Website	\$180	\$148.04	Website fee
Mowing	\$7000	\$11415	
Pond Maintenance	\$5000	\$1380.29	Cat Tail / Algae Control
State Fees	\$10	\$10	Secretary of State Annual Report
Attorney	\$500	\$700.90	Investigation of legal action for covenants violation
Insurance	\$1405	\$1405	Insurance paid through 2020
Social	\$200	\$0	
General Improvement	\$5000	\$7687.30	Spillway removal, Clean-up equipment
Total	\$19,470	\$22,921.41	

Difference: -\$3451.41

Current Balance: \$42956.40

2021 Budget**Income**Dues collection **\$23,700**

Expenses	Budget	Comments
Office	\$200	Took the average of 2015 & 2017 (more representative years)
Website	\$150	Based on 2019 actuals
Mowing	\$14,000	Based on estimates
Pond Maintenance	\$4,000	Aeration Equipment Maintenance (Damaged) / Electric Bill / Cat Tail Treatment / Algae Control Treatment
State Fees	\$10	Based on 2019 actuals
Attorney	\$500	Based on 2017 /2018 actuals doubled for budgetary purposes
Insurance	\$1,405	Based on 2018/2019 actuals
Social	\$200	No change from 2018's Budget
General Improvement	\$2500	Spill way / Erosion Maintenance
Total	\$22,440	

Difference: +\$1235

Office	Current Board 2020	Term Expires	New Board 2021
President	Steve Landau	End of 2020	
Vice President	Open		
Treasurer	Jason Miller	End of 2021	Jason Miller
Secretary	Brandon Winkler	End of 2021	Brandon Winkler
Trustee	Jeff Kurtz	End of 2021	Jeff Kurtz
Trustee	Jon Van Order	End of 2020	
Trustee	Eli Grove	End of 2020	
Trustee	Chad Langan	End of 2021	Chad Langan

Old Business:

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New and Other Business**Motion: Adjourn Meeting**1st: Jon2nd: Jason

Meeting Adjourned 4:39pm