

Willow Creek of Metamora Quarterly Meeting

Sept 22, 2021

Meeting Start: 7:05PM:

Google Meets Meeting

Present: Steve Landau; Jon Van Order; Dan Huling

Absent: Brandon Winkler; Eli Grove; Jason Miller

Guests: Tom Thomas; Sara Strong

Old Business:

Secretary's Report:

Motion: Approve Mar 2021 Meeting Minutes

1st: Jason

2nd: Jon

Approved

Motion: Approve June 2021 Meeting Minutes

1st: Jason

2nd: Dan

Approved

Intra-Meeting Motions and Discussions:

1020 Stonelake : Frances Reyes

Fence approval request : 14Aug

Approved:

Hospitality Committee:

Homes for Sale:

2 Open Lots

1 home for sale.

1270 Cedar Lake Dr

Homes Sold

833 Stonelake (Pending)

1246 Willow Glen (Pending)

1264 Cedar Lake Dr

1269 Cedar Lake Dr

901 Stonelake Dr.

1110 Stonelake Ct

Treasurer's Report:

| | |
|------------------|------------|
| Regular Checking | \$47540.30 |
| Deposit Checking | \$50.00 |

Recommendation to close the Deposit Checking Account to avoid fees.
Very few properties left for construction.
Approved.

Expenses:

| | |
|-----------------------------|---|
| Ameren Electric | \$73.31 / 68.74 (May/June) |
| Dennis Wessel | \$1537, \$2145, \$1845 (June, July Aug Lawn mowing) |
| Attorney | \$75 |
| Pond Treatment | \$886.65 Treatment 1 |
| Pond Treatment | \$945.60 Treatment 2 (Outstanding) |
| Pump Replacement | \$1017.90 (Outstanding) |
| Total Expenses Paid: | \$6590.08 |

Dues Status:

| | |
|-----------|-----------------------------|
| 2018 Dues | 98.33% up from 97.49% Paid |
| 2019 Dues | 94.09% up from 92.51% Paid |
| 2020 Dues | 90.661% up from 86.50% Paid |
| 2021 Dues | 82.78% Paid |

Reason for change: Collection from home sales, late dues.

Motion: Approve Financial Report

1st: Dan
2nd: Jon
Approved

Landscape / Architectural Committee:

2022 Mowing contract. Reviewed Wessel's request for a 4 year fixed cost. (\$20 per more increase over current)

Recommendations:

- 4-yr contract review at 2yr with option to terminate
- Add a suggested number of mows per month.

Jon will talk to Dennis and come up with a plan.

Muskrat trapping is in the fall (Jon)

New and Other Business

Park Markers are looking worn. Weathered and unreadable.

New signage sample on Stonelake (Pond 2)

Discussion:

Much more readable

Looks like a street sign in the middle of a yard

Maybe we invest in more detailed designed at 1 or 2 per year to spread out the cost

Recommendation:

Get another sample (White with Black Letters) and black 8ft pole

Sign for Mulberry Park

No current stock of black 8ft poles. (Purchase an unpainted aluminum pole)

8 ft required for frost and if we want to hang additional signage (park rules) on the post.

Motion to approve upto \$150 for a second signage sample

1st Dan

2nd Jon

Approved

Tree Removal (Ash – 3 trees)

Clint Kacir: 309-712-4593

\$1000 cut and remove 3 trees

Add: \$150 (\$50) each stump removal

Or.... \$500 to cut down and leave on the ground.

Motion for \$1150 to remove the tress

1st Dan

2nd Jon

Approved.

Privacy Fence Constructed on Mulberry Park.

Brian Mooty... Get a copy of the letter. Write a lien letter.

(No action taken)

Steve will find and revise a lien letter to for the property.

Motion: Adjourn Meeting

1st: Dan

2nd: Jon

Meeting Adjourned 8:56pm