

Willow Creek of Metamora Annual Meeting

Nov 7, 2021

Meeting Start: 3:08PM: Metamora Village Hall

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

Absent: Brandon Winkler

Guests: Tom Thomas, Gary Newswander, Bruce King, Diane King, Rae Ann Laylock

2021 Year in Review:

Please review posted 2021 Annual Meeting Powerpoint Presentation for notes.

New and Other Business

- Ground Maintenance
 - Pond Management (Jon)
 - Pond #2 need to get cleaned-up in 2022
 - Talk to Marine Biochemist on a more regular treatment schedule and pricing
 - Non HOA members fishing on the ponds
 - How can the HOA address this?
 - Tree Maintenance (Jon)
 - (3) Dead Willow trees on East side of Pond #3
 - Remove and clean-up Willows on East Side of shoreline of Pond #3
 - Is this something Dennis can do?
 - Pine tree line along Coal Bank and entrance of Willow Creek
 - Who is responsible for maintaining – City / HOA / Homeowner?
 - Lawn Maintenance
 - Dennis driving on vehicle on grounds (Horseshoe)
 - Culvers
 - Rocks in Culver in Mulberry Park
 - Horseshoe behind Tom Thomas's residence
- HOA Communication
 - Facebook
 - Email reminders
 - Automated Text Messages through OneCall
- Fences – Mulberry Park
 - Fence installed taller than 4ft requirement
 - Eli and Dan to talk to homeowner on Mulberry Park
- Annual HOA dues
 - Potential future due increase
 - Costs are rising
 - Legal counsel on a potential due increase
 - Equalize HOA dues among members
 - All lots pay the same dues
 - All members have access to the HOA ground in its entirety
 - 5 Budget and Improvement Plan

- What needs t be repaired
- Costs associated with repairs
- Cost reduction ideas for common areas (Horseshoe)
- Future nice to haves

Motion: Adjourn Meeting

1st: Jon

2nd: Jason

Meeting Adjourned 4:34pm