

A scenic view of a lake at sunset. The sky is a mix of blue and orange, with the sun low on the horizon. The water is calm, reflecting the sky and the surrounding trees. On the left, there are trees with vibrant autumn foliage in shades of red, orange, and yellow. In the background, several houses are visible, partially obscured by trees. The overall atmosphere is peaceful and beautiful.

Willow Creek HOA

**2021 Annual Meeting
November 7, 2021**

Agenda

- 2021 Year in Review
- 2021 Financial Review
- 2022 Proposed Budget
- Board Transitions
- Open : HOA Member Time

2021 Highlights

- Mowing
- Cat Tails under control
- Park Signage

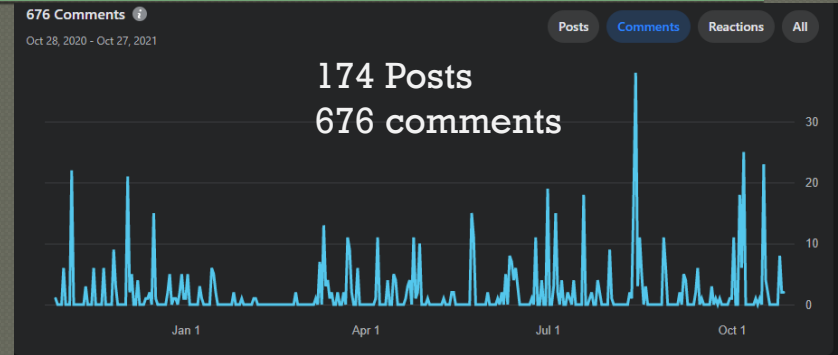
Grounds / Maintenance Update

- ❖ 2021 Big Brush Clean up.
 - ❖ Big thanks to Jon, Dan, Jason, Brandon, Steve
- ❖ Cat Tails on Pond 1 under control
- ❖ Algae and pond growth still remains and issue
 - ❖ Duck weed invasion into Pond 2
- ❖ Other Concerns Investigated
 - ❖ Signage

Secretary's Report

Facebook Page

- 207 Members
- (up from 187)



Properties-2021

- 122 Total
- 17 Sold / 1 For Sale (up from 13)
- 2 Open Lots (down from 4)
- 4 Project Plans Reviewed (Down from 15)
- Liens
 - 0 - Outstanding

Secretary's Report

2021 Annual Meeting

2 # lots for sale

17 # houses sold

1 # houses currently for sale

Qtr	# Sold	Houses Sold
2021	17	839 Stonebridge Drive 1019 Stonelake Court 1312 Cedar Lake Drive 1401 Cedar Lake Drive 1140 Willow Lake Drive 1269 Cedar Lake Drive 1300 Cedar Lake Drive 1306 Cedar Lake Drive 827 Stonebridge Drive 1260 Willow Glen Drive 1321 Willow Glen Drive 833 Stonelake Drive 1246 Willow Glen Drive 1264 Cedar Lake Drive 1269 Cedar Lake Drive 901 Stonelake Drive 1110 Stonelake Court

2021 Actuals

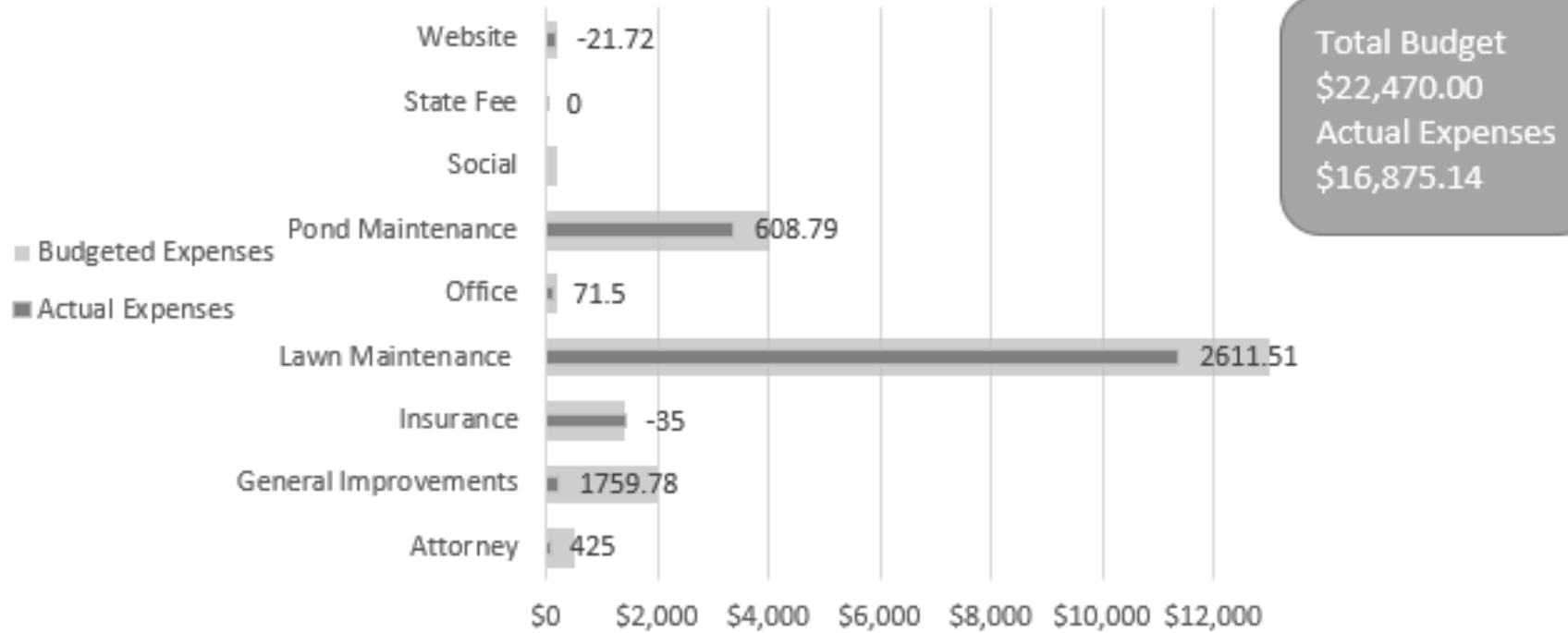
Income

Dues collection \$23,700 \$21,675

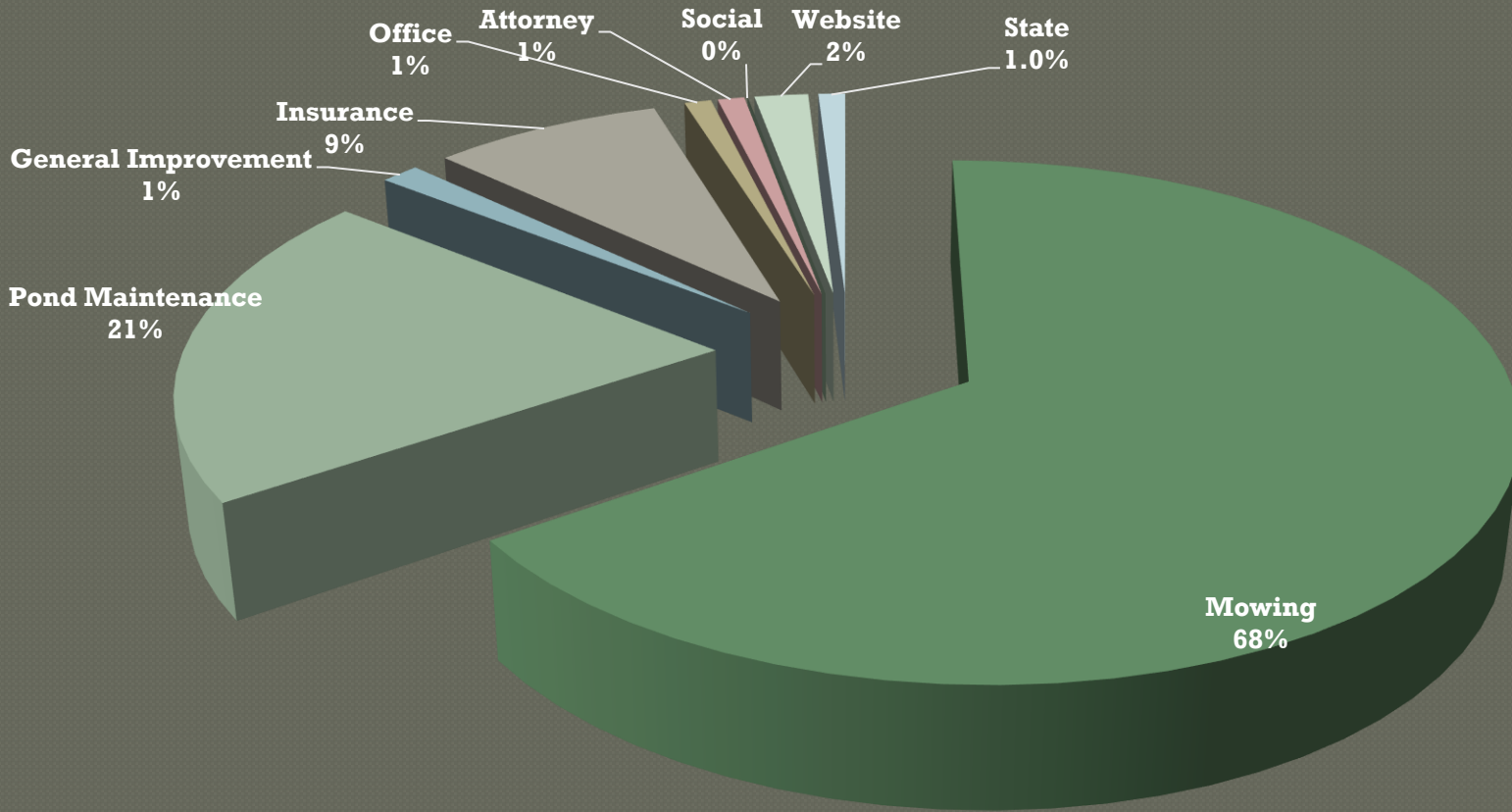
Expenses	Budget	Actual	Comments
Office	200	163.88	Office supplies, PO Box renewal
Website	180	201.72	Website fee
Mowing	14,000	11,388.49	Contracted through 2019. No invoice received from Ed Foster. Possible \$3,030 in outstanding invoices
Pond Maintenance	4,000	3,391.21	Need to purchase 2 pumps (pond 1 & 2)
State Fees	10	10	Secretary of State Annual Report
Attorney	500	75	
Insurance	1,405	1,440	Insurance paid through 2020
Social	200	0	Welcome gifts
General Improvement	2,000	240.22	
Total	22,440	16,875.14	Under budget!! (mowing, attorney costs, aeration not paid)

Difference: \$5,564.86 Current Bal: \$40,610.29

2021 Costs



2021 Costs



2022 Budget

Income

Dues collection **\$23,700**

Expenses	Budget	Comments
Office	200	Rounded average over 3 years
Website	250	Based on 2021 actuals + future improvements
Mowing	14000	Based on 2021 actuals plus flexibility on mow count
Pond Maintenance	4000	Discuss future for ponds
State Fees	10	Based on 2021 actuals
Attorney	500	Based on 2019/2020/2021 actuals
Insurance	1,500	Based on 2019/2020 actuals + Increase for 2021
Social	200	No change from 2021's Budget
General Improvement	2,000	Park signs
Total	22,660	

Difference: +\$1,040 - Savings for future needed general improvements

Board Transitions for 2022

Office	Current Board 2021	Term Expires	New Board 2022
President	Steve Landau (Acting)		
Vice President	Open		
Treasurer	Jason Miller	End of 2022	Jason Miller
Secretary	Steve Landau	End of 2022	Steve Landau
Trustee	Brandon Winkler	End of 2021	
Trustee	Jon Van Order	End of 2022	Jon Van Order
Trustee	Eli Grove	End of 2022	Eli Grove
Trustee	Dan Huling	End of 2021	Dan Huling

HOA Members Time

Questions, Concerns, Comments?



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