

**Willow Creek of Metamora Quarterly Meeting**

Sep 22, 2022

Meeting Start: 7:00PM

Present: Steve Landau; Eli Grove; Jason Miller (R)

Guests: Tom Thomas, Gary Newswander

**Old Business:**

**Secretary's Report:**

Motion: Approve June 2022 Meeting Minutes

1<sup>st</sup>: Dan

2<sup>nd</sup>: Jason

Passed

**Intra-Meeting Motions**

Fence (reinstall) Proposal - 833 Stonebridge

Fence to be in-line with neighbor's fence allowing for about 20ft of easement to pond

1<sup>st</sup>: Dan

2<sup>nd</sup>: Steve

Approved

Fence Proposal - 1109 Stonelake Ct

Waiting for fence layout proposal

Sent to Dan.... Need to send layout to rest of board

1<sup>st</sup>:

2<sup>nd</sup>:

Pending

Fence Proposal - 1110 Stonelake Ct

Same design and layout as neighbor's fence

1<sup>st</sup>: Dan

2<sup>nd</sup>: Eli

Approved

Fence Proposal - 1245 Johanna Dr

4ft aluminum. Layout is pending but acceptable

1<sup>st</sup>:

2<sup>nd</sup>:

Pending – due to change of ownership / closing.

**Hospitality Committee:**

**Homes for Sale:**

1245 Johanna Dr, (pending)  
1272 Willow Glen Dr (pending)  
1248 Willow Glen Dr (pending)  
(Open Lot) 1325 Cedar Lake (pending)  
(Open Lot) 1288 Cedar Lake (pending)

**Homes Sold**

1261 Willow Glen Dr  
1109 Stonelake Ct.  
905 Stonelake Dr

**Treasurer's Report:**

Regular Checking                      \$46594.97

**Expenses:**

Ameren Electric                      \$322.36 (Mar)  
Dennis (Lawn mowing)              \$2030 (June), \$1270 (July), \$1270(Aug)  
Shaun Cuszak (Attorney)            \$1923.52

**Total Expenses Paid:                      \$6815.88**

**Dues Status:**

2018 Dues            98.33% Paid  
2019 Dues            94.09% Paid  
2020 Dues            91.88% Paid  
2021 Dues            82.81% Paid  
2022 Dues            81.22% Paid

Jason to look for a draft notification letter to send a draft to the board. Continuing from last quarter.  
Next step is lien. Provided letters.

Plan: Send notices to those that owe for 2018—2020

Board to review the draft notice sent by Jason and finalize by 1Oct22

Motion: Approve Financial Report

1<sup>st</sup>: Eli

2<sup>nd</sup>: Dan

Approved

**Landscape / Architectural Committee:**

Need to weed-eat. Grass is too tall where the mower can not access.

Action:

Board members need to “walk the property” to understand the property boundaries and mowing areas.

Discuss the contract with Dennis W.

Walk property

Walk the property and bring Dennis into conversation. Dan will lead it.

Dead Trees ... Decide what we want to do during the property walk-around  
(North-side of Horseshoe)

Ponds look good. Best in history.

**Old Business:**

Tom: Core 3 – property management. Continue as an alternative option, although expensive.

**New and Other Business**

**Signage**

Main Entrance signage – Metal Signs

<https://parkerfabrication.com/>

<https://www.facebook.com/Barth-Plasma-308094309998358/>

Dan sent out for quotes. Should hear back soon

Redo of drainage tile. Eli will get a quote...

Eli talked to contractor:

\$750-\$1500 to clear the willows

Drainage pipe needs to be a lot larger... It is probably too small for the culvert outlet

Probably best to keep the water on the top.

Eli will discuss with another contractor.

Willow roots have clogged the current pipe.

Investigate clearing the willows at another time. (Possibly a winter project.)

**Motion: Adjourn Meeting**

1<sup>st</sup>: Dan

2<sup>nd</sup>: Eli

Meeting Adjourned 8:34pm