

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

**2022 Annual Meeting
November 6, 2022**

Agenda

- 2022 Year in Review
- 2022 Financial Review
- 2023 Proposed Budget
- Board Transitions
- Open : HOA Member Time

Grounds / Maintenance Update

- ❖ Mowing: working on 2023 Contract
- ❖ Ponds looked great this summer. (Algae and pond growth)
 - ❖ Thanks to Dave S
 - ❖ Cat Tails continue to be under control
- ❖ 2022 Brush/Tree Clean up.
 - ❖ More to do
- ❖ Open Projects:
 - ❖ Signage
 - ❖ Spillway Maintenance
 - ❖ Drainage (Horseshoe and Mulberry Park)
 - ❖ Aeration pumps conversion to solar.

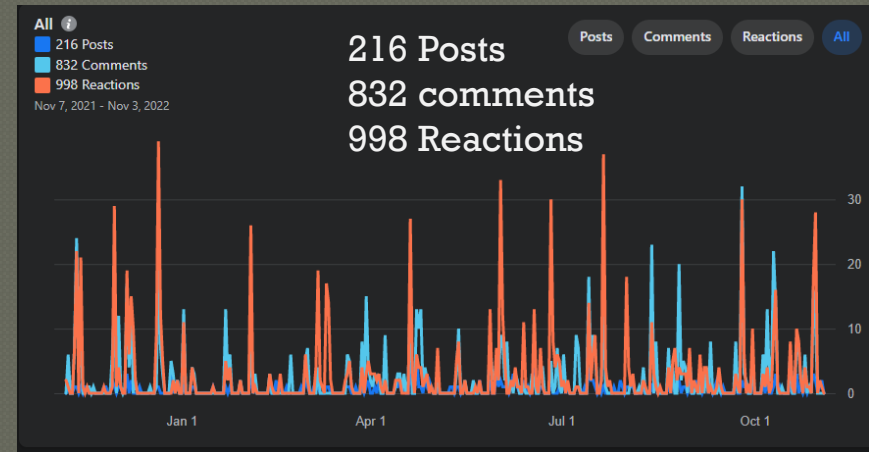
Secretary's Report

Facebook Page

- 250 Members
- (up from 187 in 2020)

Properties-2022

- 122 Total
- 10 Homes Sold / 1 For Sale (up from 13)
- 2 Open Lots Sold
- 4 Project Plans Reviewed
- Liens
 - 0 - Outstanding



2022 Actuals

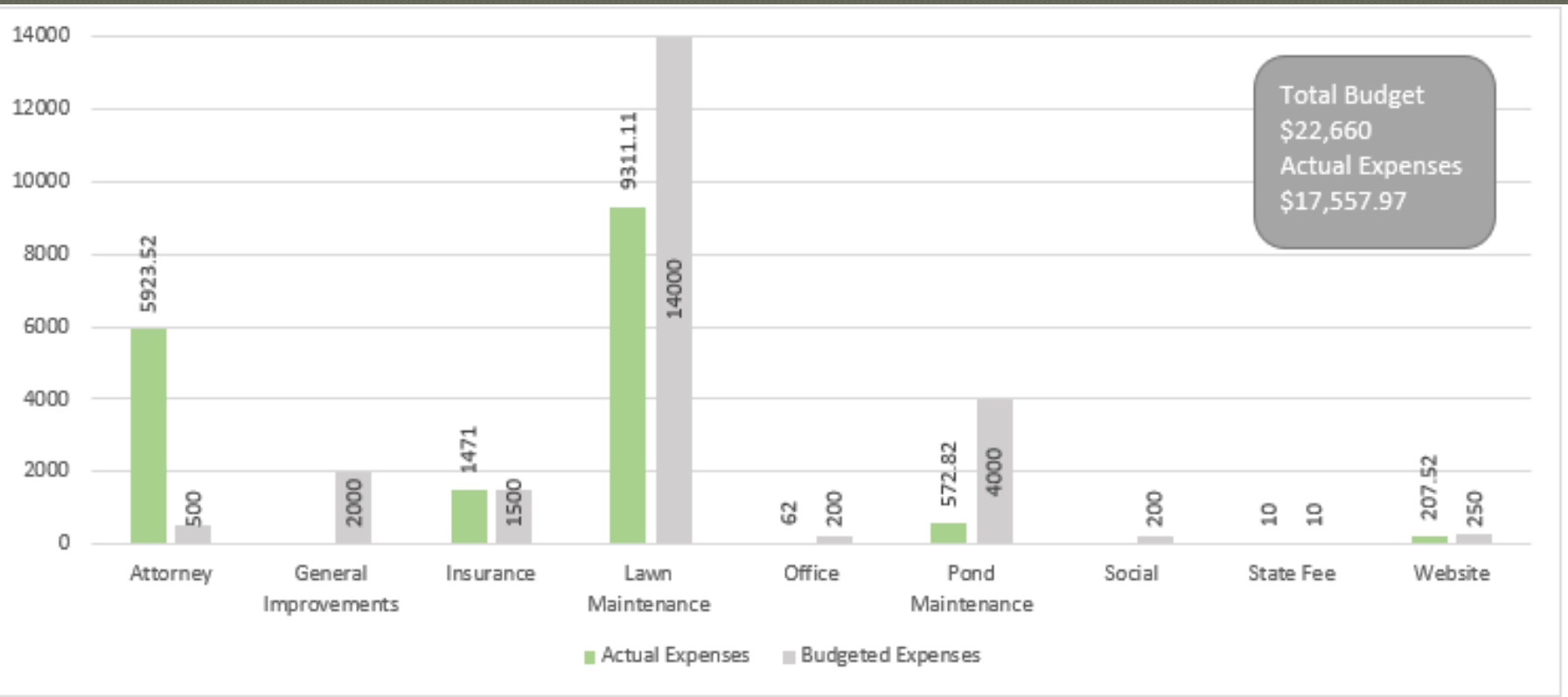
Income

Dues collection \$23,700 \$19,050

Expenses	Budget	Actual	Comments
Office	200	62	Office supplies, PO Box renewal, Pending annual dues notice expenses
Website	180	207.52	Website fee
Mowing	14,000	9,311.11	Still pending Oct. bill. Nov and fall cleanup still needed
Pond Maintenance	4,000	572.82	Only Ameren expenses
State Fees	10	10	Secretary of State Annual Report
Attorney	500	5,923.52	
Insurance	1,405	1,471	Insurance paid through 2023
Social	200	0	Welcome gifts
General Improvement	2,000	0	
Total	22,440	17,557.97	Under budget!! (mowing, attorney costs, aeration not paid)

Difference: \$4,882.03 Current Bal: \$43,598.54

2022 Costs



2023 Budget

Income

Dues collection **\$23,700**

Expenses	Budget	Comments
Office	200	Rounded average over 3 years
Website	250	Based on 2022 actuals
Mowing	14,000	Based on 2022 actuals. Subject to change once contract is locked in.
Pond Maintenance	4,000	Continue treatment plan for 2023?
State Fees	10	Based on 2021 actuals
Attorney	4,000	Based on projected costs
Insurance	1,500	Based on 2022
Social	200	No change from 2022 Budget. Continue or revamp committee?
General Improvement	1,000	Park signs/Entry signage
Total	25,160	

Board Transitions for 2023

Office	Current Board 2022	New Board 2023
President	Steve Landau	Steve Landau
Vice President	Open	
Treasurer	Jason Miller	Jason Miller
Secretary	Steve Landau (Acting)	
Trustee	Eli Grove	Eli Grove
Trustee	Jon Van Order (Moved)	
Trustee	Dan Huling	Dan Huling
Trustee	Open	

HOA Members Time

Questions, Concerns, Comments?



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