

Willow Creek of Metamora Quarterly Meeting

Mar 16, 2023

Meeting Start: 7:08PM

Present: Steve Landau; Jason Miller; Dan Huling, Travis Brainard

Guests: Tom Thomas, Sara Strong

Absent: Paula Berta, Eli Grove

Old Business:

Secretary's Report:

Motion: Approve Dec 2022 Meeting Minutes

1st: Dan

2nd: Jason

Approved

Motion: Approve Nov 2022 Annual Minutes as corrected

1st: Dan

2nd: Travis

Approved

Hospitality Committee:

Homes for Sale:

Homes Sold

826 Stonebridge

1140 Willow Lake

Previous Meeting: Paula getting together a draft membership communication

Treasurer's Report:

Start Q1 Balance: \$52,034.86

Transactions

Pond Maintenance – (\$4,778.32) 2022 expense

Attorney – (\$250.00)

Dues Income - \$10,025.00

Interest Income - \$1.81

Ending Q1 Balance: \$57,033.35

Jason to look for a draft notification letter to send to the delinquent dues payment.

Next step is lien.

Motion: Approve Financial Report

1st: Dan

2nd: Travis

Approved

Landscape / Architectural Committee:

No report from L/A Committee outside of new / old business

Old Business:

Concrete Drainage near golf course (Steve)

Had conversation with Joe Bachmann about removing concrete drainage. Have not yet quoted.

Beaver / Muskrats (Dan)

Golf Course knows that they are living on the course, but will take no responsibility

Contacted: Central Illinois Wildlife Removal

Lake has frozen over next day/ Cannot set traps

\$300 per beaver

Signage

Main Entrance signage – Jason will investigate metal signs

Steve to look into (measurements) for wooden signs – Brought samples to meeting

New and Other Business

Mowing: (Jason and Dan)

Dennis Wessel:

Like being reactive on Facebook.

Extra for Brush, Spring and Fall Clean-up, Extra for spraying

Ask Dennis that he needs to present a bid by Wed (Dan) and we have a competitive bid.

(Steve) Ask Dave Schick to get with Marine Biochem to get the summer contract going.

Other Business and Discussion:

Dan resigns from HOA board as he is moving to a new city. Thank you for your hard work Dan. Good luck on future endeavors.

Motion: Adjourn Meeting

1st: Jason

2nd: Travis

Meeting Adjourned 8:25pm

Meeting Extension 23Mar2023

7:00PM

Google Meet to Manage some Contract Decisions.

Project Proposal: 905 Stonelake Drive

Motion to Approve the Project Proposal for solar panels submitted by Travis Brainard 905 Stonelake Drive

Dan 1st

Eli 2nd

Project Proposal Approved.

Pond Discussion:

Some items in the contract may cause uncontrolled expense

Fuel Surcharge

Annual Escalation clause.

Need more clarity to approve.

Lawn Care

Wessel has the lowest bid (along with spraying and additional charge for tree trimming) by \$70/mow.

For budgeting purposes it is a good idea to continue with Wessel

Motion: Approve Dennis Wessel's lawn service contract for \$575/mow for 2023 – 2027 seasons.

Dan 1st

Eli 2nd

Moton Approved.

Meeting Adjourned 7:40