



**2024 Annual Meeting**

**November 3, 2024**

# **Willow Creek HOA**

# Agenda

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2024 Year in Review

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2024 Financial Review

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2025 Proposed Budget

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Board Transitions

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Open : HOA Member Time

# Projects Update



Mowing: 5yr Contract



Ponds looked great this summer.  
New 2yr Contract signed



2024 Brush/Tree  
Clean up.

Always More to do



Open Projects:

Signage  
Spillway  
Maintenance  
Drainage  
(Horseshoe and  
Mulberry Park)

# Secretary's Report

## Properties- 2024

- 122 Total
- 12 Homes (includes 2 lots) Sold / 3 (lots) For Sale
- 6 Project Plans Reviewed

## Facebook Page

- 317 Members (up from 187 in 2023)
- Some work to do (9 people from Pakistan should be removed)

# 2024 Actuals

## Income

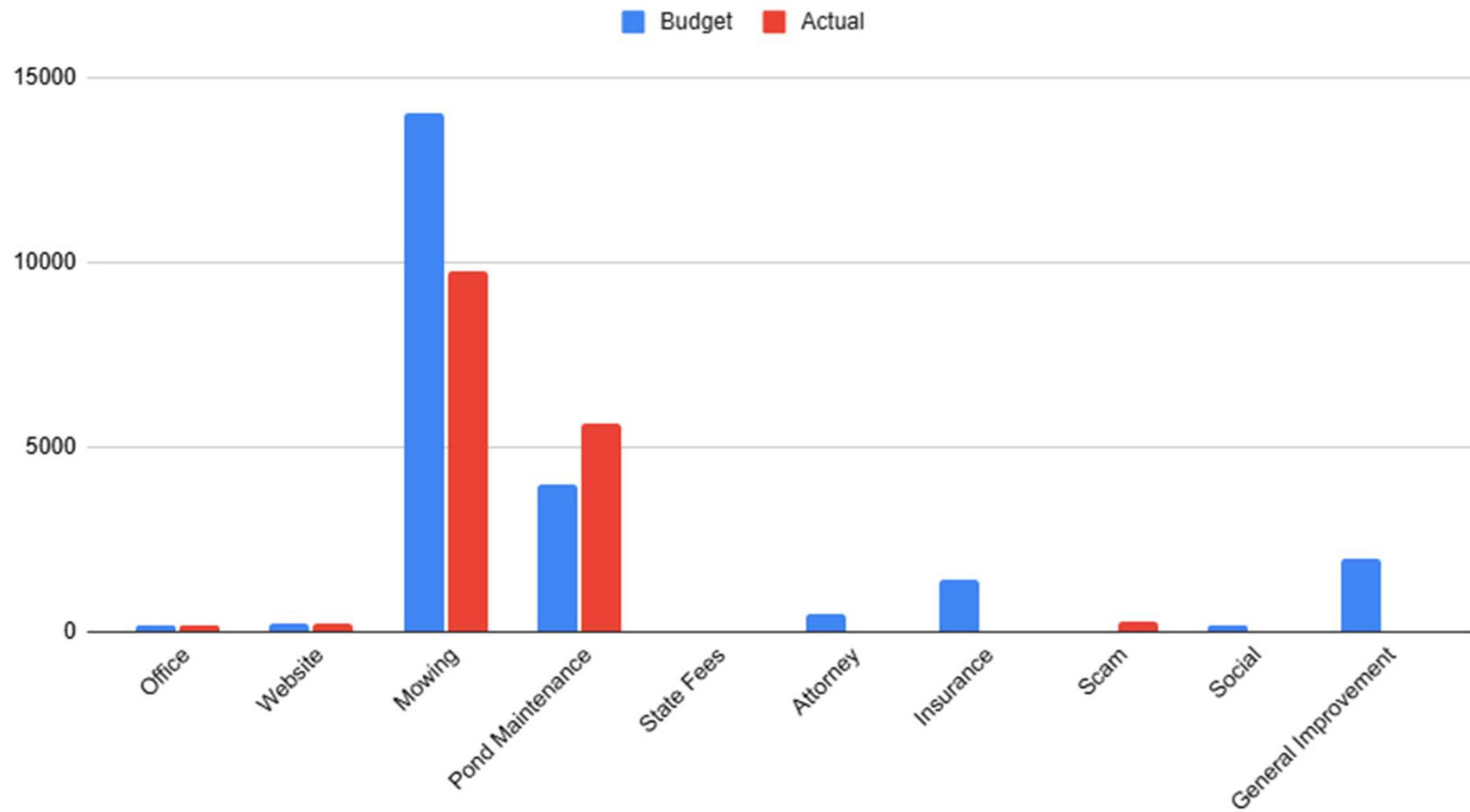
Dues collection                      \$23,700                      \$20,875

| Expenses            | Budget        | Actual           | Comments                                                             |
|---------------------|---------------|------------------|----------------------------------------------------------------------|
| Office              | 200           | 159.60           | Office supplies, PO Box renewal, Pending annual dues notice expenses |
| Website             | 250           | 491.32           | Website fee + (Website Scam)                                         |
| Mowing              | 14,000        | 9,775            | Still pending Oct / Nov                                              |
| Pond Maintenance    | 4,000         | 5628.20          | Only Ameren expense 743.20 + Solitude 4885                           |
| State Fees          | 10            | 14               | Secretary of State Annual Report                                     |
| Attorney            | 500           | 0                |                                                                      |
| Insurance           | 1,405         | 0                | (Yet to be paid)                                                     |
| Social              | 200           | 0                | Welcome gifts – Limited HOA help                                     |
| General Improvement | 2,000         | 0                |                                                                      |
| <b>Total</b>        | <b>22,440</b> | <b>16,083.12</b> | Under budget!! (mowing, aeration not paid)                           |

**Difference:    \$6,481.88    Current Bal: \$51,593.74**

# 2024 Costs

Total Budget 22,565 Total Expense 16,083.12



# 2025 Budget

## Income

Dues collection                **\$23,700**

| Expenses            | Budget        | Comments                                             |
|---------------------|---------------|------------------------------------------------------|
| Office              | 200           | Rounded average over 3 years                         |
| Website             | 250           | Based on 2024 actuals                                |
| Mowing              | 14,000        | \$530/mow                                            |
| Pond Maintenance    | 5750          | Continue treatment plan for 2025 (\$5130 + electric) |
| State Fees          | 10            | Based on 2024 actuals                                |
| Attorney            | 0             | Based on projected costs                             |
| Insurance           | 1,500         | Based on 2023                                        |
| General Improvement | 1,000         | Park signs/Entry signage                             |
| <b>Total</b>        | <b>24.910</b> |                                                      |

# Points of Interest



Back-Dues Collection : Been Successful collecting back-dues owed at the time of sale. Will continue this process.



Fence on Coal Bank Road extruding into HOA property. Owners have been contacted.



Culvert repair / removal near golf course under investigation



Park signage still under investigation



Starting to see more muskrats in pond 2 this season. Low water level is helping



No signs of the friendly beaver yet this season.



# New Business

- Notes

# Board Transitions for 2025



| <b>Office</b>  | <b>Current</b>        | <b>New (2025)</b>     |
|----------------|-----------------------|-----------------------|
| President      | Steve Landau          | Steve Landau          |
| Vice President | Open                  | Eli Grove             |
| Treasurer      | Travis Brainard       | Travis Brainard       |
| Secretary      | Steve Landau (Acting) | Steve Landau (Acting) |
| Trustee        | Paul Berta            | Paul Berta            |
| Trustee        | Eli Grove             | Open                  |
| Trustee        | Open                  | Open                  |
| Trustee        | Open                  | Open                  |

# General Information

- All fences must be approved by the HOA board – dog runs and kennels are not permitted
- All outbuildings must be of like construction as your home and approved by the HOA board prior to construction
- Commercial operations or business' may not be operated from the home
- Garbage can and receptacles are not to be out for more than 12 hours before and after pick up time
- All lots and homes are to be maintained and repaired in good condition at all times
- While all homes are required to have a light post, the HOA has no say in style or color
- There are no covenants regarding the style of mailboxes
- All codes for swimming pools are through the village of Metamora
- For specifics regarding the covenants and restrictions please see our website

# How to Contact Us

## Willow Creek of Metamora

[www.willowcreekofmetamora.com](http://www.willowcreekofmetamora.com)

Willow Creek Homeowners Association  
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Metamora, IL 61548

