



2025 Annual Meeting

November 2, 2025

Willow Creek HOA

Agenda

2025 Year in Review

2025 Financial Review

2026 Proposed Budget

Board Transitions

Open : HOA Member
Time

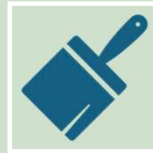
Projects Update



Mowing: Contract 4yr
Remaining



Ponds: Contract 1yr
Remaining



202 Brush/Tree
Clean up.



Open Projects:

Secretary's Report

Properties- 2025

- 122 Total
- 6 Homes (includes 1 lots) Sold / 2 (lots) For Sale
- 6 Project Plans Reviewed

Facebook Page

- 322 Members (up from 317 in 2024)

2025 Actuals

Income

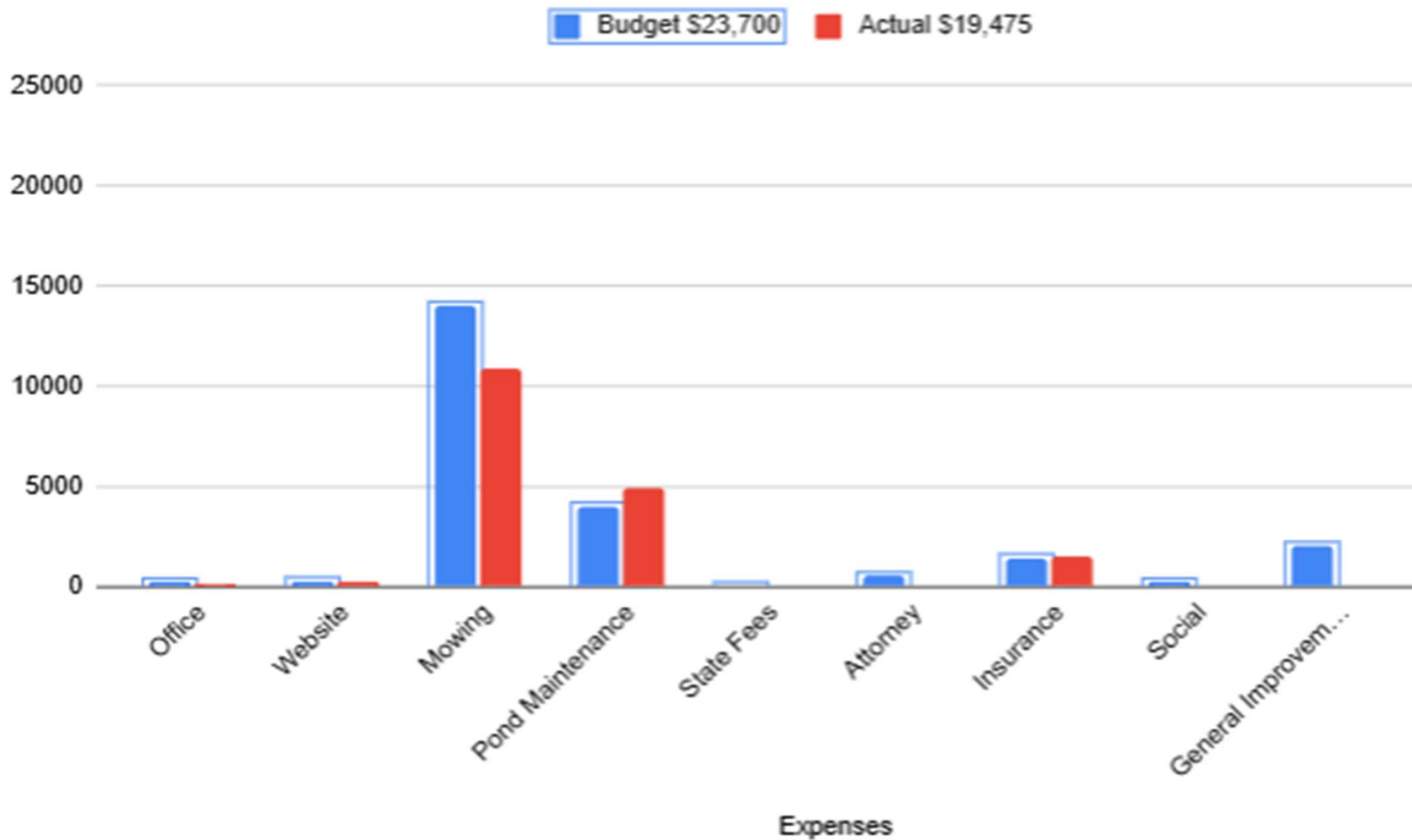
Dues collection	\$23,700	\$ 19,475.00
Lawer		\$11,662
Interest		\$40.35

Expenses	Budget	Actual	Comments
Office	200	185.09	Office supplies, PO Box renewal, Pending annual dues notice expenses
Website	250	284.23	Website fee
Mowing	14,000	10,925	Still pending Oct / Nov
Pond Maintenance	4,000	4961.10	Only Ameren expense \$857.10 + Solitude 4104
State Fees	10	14	Secretary of State Annual Report
Attorney	500	0	
Insurance	1,405	1526	(Yet to be paid, Last years amount put in)
Social	200	0	Welcome gifts – Limited HOA help
General Improvement	2,000	0	
Total	22,440	17,895.42	Under budget!! (insurance estimate included)

Difference: \$4,544.58 Current Bal: \$58,446.31

2025 Costs

Budget and Actual



2026 Budget

Income

Dues collection **\$23,700**

Expenses	Budget	Comments
Office	200	Rounded average over 3 years
Website	250	Based on 2024 actuals
Mowing	13,000	\$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
Total	23.910	

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.



Park signage still under investigation. High School woods class may help



Request to put more Grass Carp in Pond 3

New Business

- Motion to approve \$500 for general clean-up fund
 - 1st Patrick
 - 2nd Eli
 - Approved
- Motion to approve \$150 for (Mike Anderson) Grass Carp for Ponds
 - 1st Eli
 - 2nd Travis
 - Approved
- Secretary:
 - Google Sheets Extension for - Mail Merge
 - Hubspot.com (CRM System)

Board Transitions for 2025



Office	Current	New (2026)
President	Steve Landau	Steve Landau
Vice President	Eli Grove	Eli Grove
Treasurer	Travis Brainard	Travis Brainard *
Secretary	Steve Landau (Acting)	Steve Landau (Acting)
Trustee	Paul Berta	Patrick Vaughan
Trustee	Open	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

Willow Creek Homeowners Association
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