

Willow Creek of Metamora Special Meeting

Aug 12, 2025

Meeting Start: 7:03PM

Virtual Meeting

Present: Steve Landau; Eli Grove; Travis Brainard, Patrick Vaughn

Absent: Paula Berta

Agenda

1. Approve/Reject/Discuss : New build 1325 Cedar Lake Drive
2. Approve/Reject/Discuss : Sun Shade Supports 1265 Willow Glen
3. Discuss action plan : Downed tree 1260 Johanna

In-person meeting called for time sensitive voting purposes.

1325 Cedar Lake : Version 2

Previous plan was denied by the Village. The plan did not allow for a 15ft easement on the east side of the house. Version 2 removed the 3rd stall garage to accommodate the requirements.

Discussion of items in accordance with the covenants

- Living Area 1931sq ft (1 story requires 1500 sq ft) - Good
- Stone face must be 50% - Plans do not look like they meet the covenants.
- HOA requests to use the extra dirt to fill in HOA erosion areas.
- \$1500 builder deposit will be waived if asked. The deposit is not of significant amount to encourage a builder to finish the project.

Motion to conditionally approve 1325 Cedar Lake Drive plans (Version 2) as submitted. Conditions are that the builder complies with Phase 5 Covenants, Section 9.3 and Section 9.13 as previously discussed.

1st: Travis

2nd: Eli

Approved

1265 Willow Glen : Erect Sun Shade Supports over pool

There is nothing in the covenants that restricts or requires HOA approval for this type of construction. The owner may proceed as planned.

1260 Johanna : Downed tree

Tree trunk is probably a little too big for us to manage by ourselves. Patrick will reach out to get a couple of quotes. Possible contacts:

Thompson 1110 Willow Lake Dr

She didn't tell us the name of the tree service, but she just cut down a willow tree in June

Heartwoods Landscaping 309-360-4224

heartwoodslandscaping.com

Just received their flyer a couple of days ago.

Should be able to cut the small branches away from the house.

Other Business

Ponds:

Is it possible to dredge the ponds to reduce the vegetation around the shore? Is the aeration adequate? The fish are pretty small. Should we re-stock fish? If yes, what type of fish?

Patrick will take the lead: Will Contact

- Pond maintenance company for advice:

 - Solitude 888-480-LAKE (5253)

 - Bill Hancock / Westley Furman

- Land Maintenance/Management Contractor

- Local Conservation Representative

Expectations: Cost to dredge, better way to manage vegetation, better way to manage / grow fish.

Fish orders due in Oct.

Law Case:

Waiting for outstanding payments due from the lawsuit. No communication from the attorney since the Q2 meeting. Eli will contact for status update.

Oil dumping on HOA property:

Dennis left a message for Eli about someone dumping motor oil on HOA property. Dennis should contact Steve. No further information (where / how much) at this time.

Motion: Adjourn Meeting 7:42

1st: Patrick

2nd: Travis

Meeting Adjourned 7:42pm

Photos of the downed tree



