

Willow Creek of Metamora Quarterly Meeting

Dec 18, 2024

Meeting Start: 7:04PM

Virtual Meeting

Present: Steve Landau; Eli Grove; Travis Brainard

Absent: Paula Berta

Guest:

Inter-meeting notes:

Motion to approve 820 Stonelake Drive in-ground (buried) fence.

Approved: Unanimous

Old Business:

Secretary's Report:

Motion: Approve June Meeting Minutes

1st: Eli

2nd: Travis

Approved

Motion: Approve Sept Meeting Minutes

1st: Travis

2nd: Eli

Approved

Motion: A2pprove Annual Meeting Minutes

1st: Eli

2nd: Travis

Approved

Hospitality Committee:

For Sale:

1325 Cedar Lake Dr Orlando Masson (Back dues owed – Contacted Realtor)

1288 Cedar Lake Dr Orlando Masson (Back dues owed – Contacted Realtor)

1255 Johanna Dr Michael & Janic Firmand

Recent Sales and Owner Updates (via tax records):

1030 Stonelake Ct Randy Ledbetter & Kelsey Schmalz 8/12/2024

1266 Willow Glen Dr Nathan & Keri Montgomery 7/17/2024

1405 Willow Glen Dr Craig & Christine Harnett 9/4/2024

845 Stonebridge James and Katelyn Ramsay 8/23/2024 ** 2nd sale in 2024

Homes Sold: (No tax record updates available)

1130 Stonelake Ct was Michael Griffiths 8/13/2024

1009 Willow Lake was John & Bonnie Nungester 11/8/2024
820 Stonelake Dr was David Peterson 11/22/2024

Treasurer's Report:

Start Q4 Balance: \$45875.73

Sep - Dec Account Transactions:

	Total \$ Q4	Oct \$	Nov \$	Dec \$	Notes
Mowing	2900				
Ameren (Pond)	269.68	96.30	87.24	86.14	
Pond (Solitude)	977	977			
Website					
Landscape					
Repairs					
Office Supplies	87.60				
Mailbox					
Insurance	1526.00				
State Fees					
Legal					
Other					

Income:
\$13133.33

Ending Q4 Balance (Dec16): \$53248.78

Motion: Approve Financial Report

1st: Steve

2nd: Eli

Approved

Old Business:

Concrete Drainage near golf course - Steve will talk with Joe Bachmann (No action..)

Seen evidence of dumping lawn waste on HOA property. (No action taken.)

Per our legal case; Attorney fees have not yet been reimbursed. (Waiting for call-back)

Fence at 702 Coal Bank appears to be well within HOA property (about 15ft). (No action)

New and Other Business

Motion: Adjourn Meeting

1st: Grove

2nd: Brainard

Meeting Adjourned 7:30pm

Recent Ownership Updates:

1101	Willow Lake Dr	Daniel Wilber & Teresa Forsberg	3/11/2024
1030	Stonelake Ct	Randy Ledbetter & Kelsey Schmalz	8/12/2024
901	Stonelake Dr	Ethan & Sarah Forbes	6/25/2024
1300	Cedar Lake Dr	Joy Kennell	4/30/2024
1306	Cedar Lake Dr	Joy Kennell	4/30/2024
812	Stonelake Dr	Lawrence & Mary Anne Lambert	5/6/2024
820	Stonelake Dr	David Peterson	12/6/2023
845	Stonebridge	Rosanna Cain	3/11/2024
826	Stonebridge	Adam Portscheller	3/17/2023
1282	Cedar Lake Dr	Carl & Paula Schaidle	6/1/2023
820	Stonebridge	SEA LEVEL REAL ESTATE HOLDINGS, LLC	N/A
1307	Willow Glen Dr.	Lana Warner	N/A
1030	Stonelake Ct	Randy Ledbetter & Kelsey Schmalz	8/12/2024
1266	Willow Glen Dr	Nathan & Keri Montgomery	7/17/2024
1405	Willow Glen Dr	Craig & Christine Harnett	9/4/2024
845	Stonebridge	James and Katelyn Ramsay	8/23/2024 ** 2 nd sale in 2024
1130	Stonelake Ct	(was Michael Griffiths)	* 8/13/2024
1009	Willow Lake	(was John & Bonnie Nungester)	* 11/8/2024
820	Stonelake Dr	(was David Peterson)	* 11/22/2024 ** 2 nd sale in 2023/2024