

Willow Creek of Metamora Quarterly Meeting

Jun 19, 2025

Meeting Start: 7:03PM

Virtual Meeting

Present: Steve Landau; Eli Grove; Travis Brainard

Absent: Paula Berta

Guest: Patrick Vaughn

Inter-meeting notes:

None

Old Business:

Secretary's Report:

Motion to approve December minutes.

1st: Eli

2nd: Travis

Approved

Motion to approve March Minutes

1st: Travis

2nd: Eli

Approved

Hospitality Committee:

House sold 1150 Willow Lake

House sold 1293 Cedar Lake

Lot Sold 1325 Cedar Lake

Plans will be coming shortly to approve the new build on 1325 Cedar Lake. Will call a special meeting to discuss.

Treasurer's Report:

Start Q4 Balance: \$65,458.37

Apr - Jun Account Transactions:

Expenses	Total \$ Q2	Apr \$	May \$	Jun \$	Notes
Mowing	\$3450.00				
Ameren (Pond)		\$38.13	\$50.51	\$N/A	
Pond (Solitude)					
Website					
Landscape					
Repairs					
Office Supplies					
Mailbox	\$72.00				

Insurance					
State Fees					
Legal					
Other					

Income	Total \$ Q2	Apr \$	May \$	Jun \$	Notes
Dues	\$400.00				
Interest	\$11.03				
Other					

Ending Q1 Balance (Jun19): \$62263.96

Motion: Approve Financial Report (Wait for Sep for approval... Numbers updated after meeting)

1st:

2nd:

Approved

Old Business:

No movement on the fence intrusion from Coal Bank Road. Planning to contact owner again.

Have seen 1 muskrat in Pond 2. No beavers yet. Continue to monitor. Will decide later to bring in removal professionals

Cusak should be sending a letter requesting full payment of the legal case. Should hear something in a week or 2.

Park signage: Patrick will ask the high school woodshop teacher if they are looking for a project to make signs.

New and Other Business

Patrick Vaughn 820 Stonelake Drive – would like to join the HOA Board

Motion to approve Patrick Vaughn as an interim HOA board member:

1st Steve

2nd Eli

Approved

Wes Drew (1020 Willow Lake) asked about dredging the spillway between pond 2 and 3. Requested a quote and a scope of work. If reasonable, should we expand the project while the equipment is on-site?

Dennis would like permission to remove 2 trees in the horseshoe for \$350. Board approved clean-up approval of \$500 per service (previous meeting). Eli will ask Dennis about additional trees on southside of pond 3.

Motion: Adjourn Meeting 7:50

1st: Travis

2nd: Eli

Meeting Adjourned 7:40pm