

Willow Creek of Metamora Quarterly Meeting

March 20, 2024

Meeting Start: 7:00PM

Virtual Meeting

Present: Steve Landau; Eli Grove; Travis Brainard

Absent: Paula Berta

Guest: Pat Berger

Pat Bergen...

Lawn Maintenance of the neighbor properties. Concern about the height of lawn and other lawn maintenance concerns. 1405 willow glen : Requested to review the Metamora Village Ordinances

Park Walkway... Who is responsible to mow the walkway between her property and neighbor's property? Reviewed the property map and determined that the walkway was the homeowner's responsibility.

Inter-meeting notes:

Jason... Thank you for your long-term service on the HOA board. Best of luck in the future and with your new home.

Jason and Travis will meet for a seamless transition of treasurer duties

Jason and Eil will meet for a seamless transition of Landscape duties

Old Business:

Bank Transitions:

Jason Miller is not longer with the HOA due moving his primary residence.

Travis Brainard is replacing Jason as Treasurer.

Chad Langan is no longer on the board

Motion: Remove access for Miller and Langan from the HOA Bank Account(s) and add Brainard as the new Treasurer.

Motion: Approve Bank approval transition

1st: Landau

2nd: Grove

Motion Approved.

Secretary's Report:

Motion: Approve Sept 2023 Meeting Minutes

1st: Brainard

2nd: Grove

Approved

Motion: Approve Annual Meeting Minutes

1st: Grove

2nd: Brainard

Approved

Motion: Approve Dec 2023 Meeting Minutes

1st: Brainard

2nd: Grove

Approved

Hospitality Committee:

Homes for Sale:

Homes Sold:

901 Stonelake Dr

820 Stonelake Dr

1308 Willow Glen Dr

845 Stonebridge Dr

1101 Willow Lake

Treasurer's Report:

Start Q3 Balance: \$49,183.43

Oct - Dec Account Transactions:

Mowing

Ameren

Jan: (\$32.01)

Feb: (\$32.01)

Mar: (\$32.01)

Income:

\$18,298.13

Ending Q1 Balance: \$56,471.00

Tax filings will be started this week.

Travis will confirm if the list is correct for late payers in 2024. Steve will share distribution list with Travis.

Future payment options are available from Cash App, Venmo, and Heartland Bank. All have a service fee. Travis will investigate the \$9.99 monthly fee from Heartland for ACH transfer. Without the monthly fee, this is probably the best option. (Dues +\$2.00 service fee)

Motion: Approve Financial Report

1st: Grove

2nd: Landau
Approved

Old Business:

Concrete Drainage near golf course (Steve) - Steve will talk with Joe Bachmann

Beaver / Muskrats : out-of-season... No damage seen this year, this far.
Possible Contractor: Central Illinois Wildlife Removal

Signage (No action taken)

Mulberry Park cleanup, done
Dropped the brush under the trees. Dennis will put brush to the curb near the first of the month. Done

Ponds : No Action Required Yr 1 of contract complete. Done

Renewed Dennis's mowing contract for a term of 6yrs, per annual meeting. Done

Per our legal case; Attorney fees have not yet been reimbursed. Steve will follow-up with lawyer.

New and Other Business

Motion: Adjourn Meeting

1st: Grove

2nd: Brainard

Meeting Adjourned 8pm