

Willow Creek of Metamora Quarterly Meeting

Mar 20, 2025

Meeting Start: 7:04PM

Virtual Meeting

Present: Steve Landau; Eli Grove; Travis Brainard

Absent: Paula Berta

Guest:

Inter-meeting notes:

Motion to approve 1019 Willow Lake - Solar Panel installation

Approved: Nothing in the covenants requires approval

Old Business:**Secretary's Report:**

Did not send Dec minutes. Will approve at next meeting.

Hospitality Committee:

House for sale soon 1150 Willow Lake

Treasurer's Report:

Start Q4 Balance: \$53453.06

Jan - Mar Account Transactions:

	Total \$ Q1	Jan \$	Feb \$	Mar \$	Notes
Mowing					
Ameren (Pond)		\$39.04	\$39.04	\$39.04	
Pond (Solitude)					
Website					
Landscape					
Repairs					
Office Supplies					
Mailbox					
Insurance					
State Fees					
Legal	+\$5687.50				
Other					

Income: \$12,126.71

State Fee (\$10): Travis to investigate when due to avoid late payment.

Attorney: Continue to pursue remainder of amount owed from court case.

Ending Q1 Balance (Mar20): \$65458.37

Motion: Approve Financial Report

1st: Eli

2nd: Steve

Approved

Old Business:

Critter Control was contacted for muskrat control. Will contact for "free" quote when muskrats return.

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

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

Signage (No action taken)

Willows sprouting along the ponds. Agreed to take no action at this time.

New and Other Business

Motion: HOA board to approve a \$500 Variance Fund for "spring clean-up activities of HOA property". Expenses can be approved by any HOA board member. A report must be made at the next HOA Board meeting.

1st: Travis

2nd: Eli

Approved.

Motion: Adjourn Meeting

1st: Eli

2nd: Travis

Meeting Adjourned 7:40pm