

Willow Creek of Metamora Quarterly Meeting

Sep 19, 2024

Meeting Start: 7:10PM

Virtual Meeting

Present: Steve Landau; Eli Grove; Travis Brainard

Absent: Paula Berta

Guest:

Inter-meeting notes:

Motion to approve 1265 Willow Glen (Chris McDonald) revised Fence variance. (4.5ft black aluminum fence)

Approved: Unanimous

Motion to approve 1265 Willow Glen (Chris McDonald) shed proposal.

Approved: Unanimous

Old Business:

Secretary's Report:

Motion: Approve March Meeting Minutes

1st: Eli

2nd: Travis

Approved

Working on annual meeting notice and dues letter. Plan to send by 10Oct.

Planning a "virtual" annual meeting due to last year's incident.

Hospitality Committee:

For Sale:

1009 Willow Lake Dr John & Bonnie Nungester

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

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

Recent Sales and Owner Updates (via tax records):

			Tax Sale Date
1101	Willow Lake Dr	Daniel Wilber & Teresa Forsberg	3/11/2024
1030	Stonelake Ct	Randy Ledbetter & Kelsey Schmalz	8/12/2024 (Zillow Sale Date)
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
<u>Homes Sold: (No tax record updates yet)</u>			
1130	Stonelake Ct	Michael Griffiths	8/13/2024 (Zillow Sale Date)
1266	Willow Glen Dr	Robert Dinkheller	7/22/2024 (Zillow Sale Date)
1405	Willow Glen Dr	Cyndi Ballard	9/4/2024 (Zillow Sale Date)

Treasurer's Report:

Start Q3 Balance: \$53214.04

Jun - Sep Account Transactions:

	Total \$	June \$	July \$	Aug \$	Sep \$	Notes
Mowing	5175					
Ameren (Pond)		101.11	106.80	106.23		
Pond (Solitude)	1931	977	977	977	977	
Website	241.32					
Landscape						
Repairs						
Office Supplies						
Mail Box						
Insurance						
State Fees						
Legal						
Other	265					Website Scam

Income:
\$1687.97

Ending Q3 Balance: \$45,975.55

Received an email to pay for the website. Paid the invoice. Found out later that it was a scam. Tried to stop-payment on the check but it was too late.

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. Steve will put something on Facebook to remind owners to use the Village Organic disposal site instead of HOA property for their organic waste. (No action taken.)

Per our legal case; Attorney fees have not yet been reimbursed. Steve will follow-up with lawyer. Steve has been texting with the lawyer. Contacted the lawyer and left a message. Have not heard back.

Fence at 702 Coal Bank appears to be well within HOA property (about 15ft).

Notified by the Village of Metamora (Jason Jones).

A letter was sent to the owner request a walk through to show the boundary pin locations.

Owner does not know where the pins are.

Sent photos to owner on 1July2024.

Owner (Jeff Kaiser 305-796-2539) said that he would take care of the problem

Owner's sister is renting the property.

No action seen: Continue to Monitor

Ask Dave Schick to ask for a contract renewal for the ponds.

New and Other Business

Motion: Adjourn Meeting

1st: Grove

2nd: Brainard

Meeting Adjourned 7:44pm