

Willow Creek of Metamora Quarterly Meeting

Sep 16, 2025

Meeting Start: 7:03PM

Virtual Meeting

Present: Steve Landau; Eli Grove; Travis Brainard, Patrick Vaughn

Absent: Paula Berta

Guest: Nick Berlett

Inter-meeting notes:

Motion: Approve fence request as submitted for 1129 Stonelake Ct.

Approved 16Sep2025

Received final settlement from 2023 law case.

Special Meeting:

Approved plans for new build at 1325 Cedar Lake.

Conditions:

1. Front Face meets minimum requirement of 50% "stone" per the covenants.
2. Extra dirt to be used to fill the erosion at culvert near the golf course per the covenants.
 - a. Steve met with excavation contractor to show him where to put the dirt.

Old Business:

Secretary's Report:

Motion to approve June minutes.

1st: Eli

2nd: Travis

Approved

Hospitality Committee:

House sold 1324 Cedar Lake

House sold 1293 Cedar Lake

House sold 1129 Stonelake Ct

Treasurer's Report:

Start Q2 Balance: \$62,263.96

Jun - Sep Account Transactions:

Expenses	Total \$ Q2	June \$	July \$	Aug \$	Sep \$
Mowing	\$6325.00				
Ameren (Pond)		\$105.59	\$144.60	\$136.18	\$139.38
Pond (Solitude)	\$4803.00				
Website	\$284.23				
Landscape					
Repairs					

Office Supplies					
Mailbox					
Insurance					
State Fees	\$14.00				
Legal					
Other					

Income	Total \$ Q2	Apr \$	May \$	Jun \$	Notes
Dues	\$350.00				
Interest	\$14.83				
Other	\$5974.50				

Ending Q2 Balance (Sep16): \$57,350.31

Motion: Approve Financial June Report

1st: Eli

2nd: Steve

Approved

Motion: Approve Financial Sept Report

1st: Steve

2nd: Eli

Approved

Old Business:

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

Park signage: Patrick will ask the high school woodshop teacher won't be until 2nd semester and HOA would pay for cost of materials.

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?

New and Other Business

Couple of downed trees. Pond 3 and Johanna (cleaned up by owner)

Fish replenishment

Dues increase: Per Amendments : Must change Section 2A.

Motion: Adjourn Meeting 7:40

1st: Patrick

2nd: Eli

Meeting Adjourned 7:40pm