

Willow Creek HOA Meeting 04/18/2013

Board Members in Attendance:

__P__ - Matt O'Shea (President) moshea3836@aol.com
__P__ - Gary Newswander gary.newswander@gmail.com
__P__ - Carla Guiher carla@getactive4life.com
__P__ - Brad Wilson bwilson@hagemeyer.com
__P__ - Ben Rollinger rollinger.benjamin.c@gmail.com
__P__ - Jim Susin jsusin@aol.com

P= Attend in Person AT= Attend via Technology N= Not in Attendance

Guest in Attendance:

None

Meeting Called to Order at ____ 7:09 ____ PM by President, Matt O'Shea

Financial Report -

Unpaid Dues - Schefferlie and Homeway had not paid dues as of this date, however, E & T 's (lots 5,6,7,8,9,11,12,14,15,16) dues are paid in full. Discussion followed on collection of dues not paid by homeowners. It was decided that Treasurer, Brad Wilson, would talk to those homeowners. Additionally Brad will set up another account (Heartland Bank) to hold the damage deposits submitted by builders. Two \$1500 damage deposits were given to Brad Wilson - one from Homeway Homes and one from the Elliott family.

Balance - current balance in the HOA account is \$9689.41, however checks from 2013 HOA dues have not yet been deposited.

1. **Committee Reports** -

Ponds - talk with the Metamora Fields Golf Course will continue regarding the run off issue.

Discussion was held regarding products used in the ponds for control of plant growth - Clean Shot available at Early Bird, in Goodfield, was suggested by Matt O'Shea. Product use is 1 bag per acre. Discussion will resume at the May meeting.

Jim Stamm will trap the beavers living in Willow Lake pond.

Hiking Trail - none

Architectural Control Committee - All seven Board members were polled and voted in favor of the Architectural Control Committee being used as a procedural committee with regards to building and land use issues within Willow Creek. The committee reported having approved plans for two new homes. The plans presented by the Elliott family were approved by a unanimous vote by all Board members, as were the plans presented by Homeway Homes.

A motion was made by Gary Newswander, seconded by Carla Guiher to approve a letter to the builder of the home at 807 Stone

Lake to verify 50% brick on the front of the home. Board members unanimously approved the motion.

Gary Newswander made the Motion to send a letter to E & T regarding compliance with location to specific lot that previously approved plans will be built upon. Board members unanimously approved the motion.

Gary Newswander made a motion, seconded by Jim Susin to send a letter to the homeowners on Willow Glen regarding a dog run. Board members unanimously approved the motion.

2) Old Business -

Minutes approved from March 2013 meeting.

Attorney and Covenants - Motion was made by Carla Guiher, seconded by Brad Wilson that Matt will talk to attorney, Ken Davies, about consolidating all the Covenants into one document.

3) New Business -

Secretary, Carla Guiher, will prepare an informational letter to be sent to all Willow Lake HOA members. including an information sheet for home owners to return so that an accurate and updated home owner list may be compiled. The letter will be approved prior to being sent.

Meeting Adjourned at 8:46 PM by Matt O'Shea

Respectfully Submitted,

Carla Guiher, Secretary