

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3**

BOARD MINUTES- July 15, 2021

Called to Order: 7:00 pm

Roll Call: Members present were Dwight Dwornik, Denise Gray, Ray Peterlin, and Kathy Singleton

REVIEW AND APPROVED LAST MONTH'S MINUTES: Minutes for June 17, 2021 were read and approved with correction. Ray Peterlin motioned to accept the minutes, second by Denise Gray, approved unanimously. Minutes are posted on Website and sent to Homeowners via email.

LEGAL COUNCIL REPORT:

Redacted has been talking with M. Bray Law Firm concerning debt owed to Homeowners Association. **Redacted** has planned a meeting with Mary Armador to discuss amount due.

MANAGEMENT:

The HOA Board is still having difficulty receiving Financial Reports in a timely manner. Dwight Dwornik and Ray Peterlin are planning to meet with ARMS regarding late reports.

FINANCIAL REPORT:

Dwight distributed Budget Report to the Board. There are currently 161 Lot Owners in Willow Brook 1, 2, & 3. 121 Homeowners have paid the yearly assessment. 49 Lot Owners currently owe money. The Board discussed payments of assessments and violations of owners. The Board is requesting the Homeowners' Attorney to contact Homeowners regarding placement of funds owed in Collections.

ARCHITECTURAL REVIEW COMMITTEE REPORT:

No new projects submitted for review.

New homeowners of the property **Redacted** continued project without submitting final information.

CODE ENFORCEMENT REPORT:

Denise Gray and Bonnye Johnson conducted code violations inspections in June. Thirty-six Homeowners were issued violations and ten met with the review committee. Thirty-two violations were for repeat offenders.

BEAUTIFICATION COMMITTEE: NONE

FACILITIES REPORT:

The Board discussed continuing replacement of fences with the rails that the Association has stored.

Ray Peterlin will ask the Landscaper who remodeled the Cherry Lane & Poplar entrances to submit a bid for the Chestnut and Burrville & Klemme Rd. entrances.

OLD BUSINESS: The Board is waiting on a bid to paint the signs in the development. The Board did not decide on a “Night in the Park Event” or a “Meet and Greet” for new homeowners.

NEW BUSINESS:

A Willow Brook Homeowner came to the meeting to report he was attacked by an unleashed Pit-bull on his property. He requested the Board to distribute a flyer regarding codes in the by-laws of the County and Development.

The Board is going to get a bid for tuck pointing of the pillars at the entrances.

The Board nominated and voted unanimously to replace Bonnye Johnson in the vacated position of her late husband, David Johnson on the HOA Board. It motioned by Ray Peterlin, second by Denise Gray.

Meeting Adjourned 8:17 pm