

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES- September 16, 2021**

Called to Order: 6:45 pm

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

REVIEW AND APPROVED LAST MONTH'S MINUTES: Minutes were read and approved from August 19, 2021, motion by Denise Gray, seconded by Dwight Dwornik, approved unanimously. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

LEGAL COUNCIL REPORT:

The Association's Attorneys did not receive the list of Homeowners who should receive past due fee notices that will go to collections. The names of 9 Homeowners were given to Management.

MANAGEMENT: UPDATE AND MEETING

The Board is inviting ARMS to meet and discuss concerns regarding information given to the Association, such as timely new homeowners' reports.

FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS

Dwight distributed Budget Report to the Board. The Board reviewed and discussed the financial report compared to the Bank Statement and outstanding Association & code violations fees. Dwight also distributed a summary of items that will be considered for the 2022 Budget at the October meeting. An increase in the yearly assessment by \$25 is under consideration to maintain the high standards in our community with increasing labor prices and a special assessment to resolve Safety issues that have been neglected for years.

ARCHITECTURAL REVIEW COMMITTEE REPORT:

The Board received an Architectural Review form from, Redacted to replace deck. The upgrade was approved unanimously.

CODE ENFORCEMENT REPORT:

Denise Gray and Bonnye Johnson conducted Code Violation inspections in September. 36 Homeowners were given violation notices and 11 came in for the meeting with the review committee. Bonnye Johnson made a motion to increase assessments for homeowners who repeatedly receive violations of Code Rules. Denise Gray seconded the motion, approved unanimously by the Board. Final hearings for Code Violations are in October.

BEAUTIFICATION COMMITTEE:

Bonnye Johnson volunteered for the Beautification Committee. She plans to purchase large flower pots for the entrance Pillars and decorate entry ways for the Holidays. Mr. Peterlin motioned to spend a maximum of \$500 for supplies, seconded by Kathleen Singleton and approved unanimously by the Board.

FACILITIES REPORT: Entrance Way on Chestnut was demolished and waiting for landscaper to complete work next week. Painting of signs and pillars will begin next week on Klemme & Burrville and back of signs on Cherry Lane. Full removal of the wood deck is necessary outside of the Clubhouse. The remaining wood was rotting and unsafe the way it was constructed. The Board is waiting for more bids to complete the deck project.

OLD BUSINESS: The Board discussed major projects for the year 2022. Funds were not available to complete all projects targeted for this year. The Board has one bid for a new deck at \$7,340 and stairs attached to the deck at \$1,375. The Board is waiting for a bid to replace fence around the pond with the wood planks that are stored. Future 2022 projects are pending dependent on funds and payment of assessments from Homeowners.

NEW BUSINESS: Major projects for 2022 will include repair of walkway around pond @\$23,000, tuck pointing 16 pillars at entrance ways @\$4,000, redo entrance way at Cedar Ln. @\$9,000, Aerator Fountain for the pond @\$12,000, repair lights in the park & floodlights at each entrance @9,000 & replace Willow Brook Signs as needed with recycled plastic material @\$4,000. Bonnye Johnson motioned to increase yearly assessment by \$25 in 2022, second by Ray Peterlin, approved unanimously by the Board.

Meeting Adjourned 8:15 pm