

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES- NOVEMBER 18, 2021**

Called to Order: 7:05 pm

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

REVIEW AND APPROVED LAST MONTH'S MINUTES: Minutes were read and approved for October 21, 2021, motion by Ray Peterlin, seconded by Dwight Dwornik, approved unanimously. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

LEGAL COUNCIL REPORT:

Two Association members have not responded to notices sent by Attorney regarding past due HOA fees over \$1,000. The Board gave the Attorney approval to proceed with Eviction notices. Brady Law Firm has filed the State of Illinois Annual Report.

MANAGEMENT: UPDATE

ARMS sent out Annual Homeowners Association Letter, Budget, Meeting Schedule and Plans to all Homeowners.

FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS

Dwight distributed and reviewed current Budget Report and Projected 2022 Budget sent by ARMS. The Board reviewed and discussed the financial report compared to the Bank Statement, outstanding Association and code violations fees. The Board discussed the Projects which would receive priority according to yearly fees received from Homeowners. The Board also discussed invoices related to Code Violations. The Board will send a letter to Attorney about what the Board can do about Homeowners constantly not paying violations.

ARCHITECTURAL REVIEW COMMITTEE REPORT:

The Board received an Architectural Review form from [Redacted], to add a shed in the rear of home. Ms. Moore submitted a plot survey and building permit for a Pre Assembled shed. The shed was approved unanimously by Board.

CODE ENFORCEMENT REPORT:

Code Violations were cancelled in November. Ray Peterlin requested the Code Violation Committee to generate a list indicating the highest areas for code violations. Forty Homeowners were given violation notices and 15 Homeowners came in for the meeting with the review committee. Ray Peterlin will follow up with ARMS regarding timely mailings to homeowners & responses to payment of Code Violation notices.

BEAUTIFICATION COMMITTEE: NONE

FACILITIES REPORT:

Entrance Way on Chestnut was completed by Landscaper. The Board is waiting for more bids to complete the deck project. The Board has received a Landscaping bid at Cedar Lane by the Windmill for \$8,000. The Board wanted additional information on the layout and materials for the project.

The Board will seek bids for a Fountain in the Lake along with an aerator. The chemicals have been successful in keeping the lake relatively clean. The Board discussed ideas to minimize the presence of Geese.

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 is waiting for a bid to replace fence around the pond with the wood planks that are stored. The Board discussed which 2022 projects will take priority in the budget. The Board plans on completing projects in the 2021 budget, pending funds and payment of assessments from Homeowners.

NEW BUSINESS: The Board discussed which Major projects for the 2022 budget will have priority pending Association Fees and Special Assessment payments. Information will be sent to ARMS to review budget and send information to Willow Brook Homeowners. Homeowners will receive Year Ending Report, 2022 Budget, 2022 Meeting Schedule, and Candidate Form.

Meeting Adjourned 8:22 pm