

WILLOWBROOK ESTATES COMMUNITY ASSOCIATION 1,2,3**MEETING MINUTES FOR AUGUST 20, 2020****7:03 PM MEETING CALLED TO ORDER****Board Members in Attendance:**

Ray Peterlin (President)

Johnnie Davis (Vice President)

Dwight Dwornik (Treasurer)

Denise Gray (Board Member)

Yulanda Johnson (Board Member)

David Johnson (Board Member)

Homeowners in attendance: Orville Oldenburg, Kathy Singleton, Tyrone Jordan, James Webb,

Ozzie Durrett, Pat Whaley. **WELCOME!!** Homeowners present expressed that they were very pleased with how nice our community is looking! Meeting was held outdoors.

Guest in Attendance: Eric (lawn guy)

Approve Minutes: Meeting minutes from 7/17/20 board meeting read by Yulanda J. and motion to accept minutes was made by Dwight D. and second by Johnnie D. All are in favor.

Eric (lawn guy)

-Dwight D. states that crab grass almost gone and that the grass is greener.

-Eric states that he is present to answer any questions or concerns regarding the lawn care that he provides for the subdivision. He is also willing to answer questions regarding homeowners' personal lawn care.

-Eric stresses that he is being careful about the mowing because of the heat and that he does not want to cause damage to the lawn. He has focused on controlling the growth of crab grass and clover.

-Discussion was held as to what areas that we would prefer for him to cut at each cutting so that

it would appear more uniform. (i.e. cutting Burville, Klemme and North Park in one cutting and lake area in the second cutting)

Legal Counsel – Ray P.

-Plan to sign contract with Brady law firm tonight and send to ARMS. Motion made by Dwight D. to sign contract and send to ARMS and second by Denise G.. All are in favor.

Management Report – Ray P.

-Management report not available. Still awaiting new homeowners list along with spreadsheet showing monies moved from the New Homeowners Account of funds owed to the association.

-Vote to have ARMS send payments to Mr. Brady's law firm and VLM landscaping for services to be rendered -- motion made by Dwight D. and second by Denise G.. All are in favor.

Financial Report – Dwight D.

-New Homeowners Account: \$46,000

-Reserve Account: \$17,340

-Checking Account: \$25,078

-Unpaid Bills (contractor(s) has not cashed check(s)): \$2,768

-Monie owed by homeowners (assessments, fines, lawyer fees...): \$74,801

-Explained to homeowners present that we could make more improvements to our community if everyone paid their association fees and accumulated fines.

Code Enforcement – Denise G.

-7 out of 37 homeowners showed up for violations meeting which was held just before board meeting. The homeowners who appeared stated that they received the violation notices either the day of or day before the scheduled hearing date.

-Looking at having board mail out violation notices to homeowners instead of ARMS so that they will receive the notices in a timely fashion.

- Homeowner Ozzie D. expressed his concern that the inspector who does the violations needs to observe the community for more than just one day because homeowners can be working on projects on the particular day that he comes out to do the inspection.

Beautification Committee Report – Ray P.

- Vote was held to approve and sign contracts for Vincent's landscaping company (VLM) to begin work on the entrance way project. (Cherry and Poplar Lane). Motion to approve \$4,600 to be sent to VLM to start project made by Yulanda J. and second by Johnnie D.. All are in favor.

- Homeowner James W. stated that mailbox by his house along with sign in need of repair.

Facilities Report – Ray P.

- Entrance way project to be underway once weather becomes cooler (September).
- Looking to find vendor who sells recycled hard plastic signs that last longer to replace the wooden signs.
- Weeping willow tree by lake lost due to windstorm on August, 17th.
- Looking to spread mulch around trees at the lake.

Old Business – Ray P.

- Discussion held regarding perimeter and lake fencing.

New Business – Ray P.

- Looking for thoughts and plans for 2021 along with budget ideas.

MEETING ADJOURNED 8:17 PM

Respectfully Submitted,

Yulanda Johnson