

WILLOW Brook Estates Community Association, Inc. 1.2.3.
24965 S. Willow Brook Trail, Crete, IL 60417
April 4, 2019

Opening

The regular meeting of the Willow Brook HOA 1.2.3. was called to order at 7:00 on April 4, 2019 at 24965 S. Willow Brook Trail, Crete, IL 60417.

Present

Ray Peterlin
Dwight Dwornik
Johnnie Davis
Denise Gray
Deborah Tero McFadden
Yulanda Johnson
David Johnson

Open Issues

- Officers were elected and approved:
Ray Peterlin – President
Johnnie Davis – Vice President
Dwight Dwornik – Treasurer
Deborah Tero – Secretary
Denise Gray – Architectural Review
Yulanda Johnson – Welcoming Committee
David Johnson – Special Project Chair/Liaison to Crete Township
- Recommendation was made that a Logo for W123 be created for badges and letterhead possibly a windmill, will revisit at a later date

Financial Report from Dwight Dwornik

- Checked with Wind Trust Bank for possible 5-year loan of \$130K. Looking for details that would support us having a loan in order to replace perimeter fence and fence in park.
- List of bills being paid by the Association were distributed for review and discussion. Vendors will be closely monitored to prevent overpayment and to assure W123 is being fairly charged for all services being provided.

David Johnson – made suggestion to go to county to levy a special assessment \$130K/161 homeowners with small \$ being added to tax bill as a special assessment for a short period in order to cover repayment. Levy would fall off after three years. Point was made that most homeowners pay taxes with mortgage therefore there would possibly be no chance of non repayment. A separate assessment may go unpaid by some as there are some that repeatedly do paid the regular assessment. Idea is up for discussion.

New Business

- Web page is up and running, a work in progress
- Neighbors to come together to work to clear park of twigs and debris. Also, to cut down and trim dead or dying trees. Possibly first Monday in May

Agenda for Next Meeting

Forthcoming

Adjournment

Meeting was adjourned at 8:00 p.m. by Ray Peterlin. Members will be notified of the next meeting via email.

Minutes submitted by: Deborah Tero McFadden

Approved by: