

WILLOWBROOK ESTATES COMMUNITY ASSOCIATION 1, 2 & 3

THE BOARD HOPES ALL OUR MEMBERS ARE ON THEIR WAY TO A HEALTHY AND REWARDING 2020.

LAST YEAR WE ACCOMPLISHED MANY PROJECTS TO IMPROVE WILLOW BROOK ESTATES WITH THE HELP OF VOLUNTEERS FROM OUR COMMUNITY. WE ASK THAT MORE MEMBERS JOIN OUR COMMITMENT TO BE A PART OF YOUR COMMUNITY.

HERE ARE A FEW OF THE PROJECTS

CREATED WEBSITE FOR OPEN VIEWING AND COMMUNICATION ON THE CURRENT EVENTS OF WBECA 1, 2 & 3

ADDED NEW VENDOR TO OUR VENDOR LANDSCAPING MAINTENANCE CREW  
REMOVED OVER 60 DEAD TREES IN LAKE AND PARK AREA AND REPLANTED OVER 50 NEW VARIOUS VARIETIES OF TREES.

WEEKLY MAINTENANCE ON LAKE CONDITION AND REMOVAL OF DEAD VEGATION  
INSTALLED NEW AND HIGH EFFICIENCY LIGHTING AROUND THE LAKE AREA.

RENTED 2 SWANS TO HELP CONTROL THE LAKE VEGATION AND TRY TO ANNOY THE GEESE POPULATION

CLEANED AND DECORATED THE ENTRANCE WAYS

REMOVED THE OLD PERIMETER FENCE ALONG BURRVILLE AND KLEMME ROADS  
TO START THE 3 PHASE FENCE PROJECT DURING THE NEXT 3 YEARS

GETTING IMPROVED COST ON INSURANCE BIDS, LAKE MAINTENANCE BIDS,  
ADDITIONAL LANDSCAPING IMPROVEMENT TO ENTRANCE WAYS AND PARK AREA

ALL THESE PROJECTS ADD ADDITIONAL OVERHEAD TO THE ASSOCIATION AND A NEEDED RATE INCREASE IN THE YEARLY ASSESSMENT TO \$350.00 WAS ALSO APPROVED.

WE ASK FOR EVERYONE'S SUPPORT IN KEEPING THEIR ACCOUNT WITH THE ASSOCIATION CURRENT AND PAID IN FULL. NEW PROGRAMS WILL BE ESTABLISHED IN 2020 TO ASSIST IN THIS MATTER.

PLEASE TRY TO ATTEND THE MONTHLY MEETINGS TO PARTICIPATE IN THE FUTURE OF OUR COMMUNITY AND HELP OUT WHEN YOU CAN. WE APPRECIATE NEW IDEAS AND YOUR INPUT ON OUR ASSOCIATION

**WILLOWBROOK ESTATES COMMUNITY ASSOCIATION 1,2,3****MEETING MINUTES FOR DECEMBER 19, 2019****7:19 PM MEETING CALLED TO ORDER****Board Members in Attendance:**

Ray Peterlin (President)

Dwight Dwornik (Treasurer)

Yulanda Johnson (Board Member)

Approve Minutes - Minutes from previous meeting not available for approval.

Legal Counsel Report – Current attorney has not reported back regarding the request for them to review and look over current collections status.

Management Report – None

**Financial Report – Dwight Dwornik**

-As of 11/30/19: New Homeowners Account - \$11,139

Reserve Account - \$13,312

Unpaid Bills - \$5,840

Amount Owed by Homeowners - \$72,565

2019 Spending - \$62,744

-Question as to why there are 4 deductions from Management Company on 11/1/19 (\$755 and \$450 X 3).

-2020 Budget provided for review.

-First of the year the Management Company was instructed to take \$750 from homeowners accounts who have outstanding monies owed.

-Management Company did not send out special assessment notices to homeowners nor did they send out information to homeowners regarding new board member positions that are open.

-Decision was made not to change current accounting software.

-New staff member was added to the Management Company who will work with us in regards to our accounting/association needs.

#### Architectural Review Committee Report – Ray Peterlin

- Mr. Barton has not proceeded with the placement of solar panels.
- Homeowner on Mulberry was Issued a permit by the Will County Building Department and solar panels have already been placed on the home.
- Will County was not aware that the above homeowner did not go through the Architectural Review Committee/Board.

#### Code Enforcement Report – Ray Peterlin

- Would like to hold special meeting with homeowners who have not paid assessments/violations (possibly at February meeting).
- Will ask letter to be sent out by Management Company.
- Denise indicated in email that cars parked for months in driveways were sent letters and she thinks that none of the cars have been moved. Mary asked to send \$50 fine notices to those homeowners.
- Would like update on current violations and how many homeowners who are repeat offenders.

#### Beautification Committee Report – Yulanda Johnson

- Fall planters/décor placed at entry sign and clubhouse.
- End of October delivered welcome baskets to 2 new homeowners.
- Trash removed from road.

Ray had special thanks to all board members for their contributions for the success of 2019. Everyone played a part in getting the job done.

#### Facilities Report – Ray Peterlin

- Fence project removal of fence on Klemme and Burville Roads finished by November 16<sup>th</sup>.

-Rails that can be reused stored at the clubhouse.

Old Business – No update available on Community Neighborhood Block Captains.

New Business – Special assessment notice for the fence replacement on Klemme needs  
to be sent out to homeowners.

Motion to approve 2020 Budget and the increase of the assessment by \$25.00 was made by  
Dwight Dwornik and Second (2<sup>nd</sup>) by Yulanda Johnson. 1's: Ray Peterlin and Denise Gray (in  
absence via email).

**8:16 PM MOTION MADE BY YULANDA JOHNSON TO ADJOURN – SECOND (2<sup>ND</sup>) BY  
RAY PETERLIN**

Respectfully submitted,

Yulanda Johnson