

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION

1, 2 & 3

BOARD MINUTES – August 18, 2022

Called to Order: 6:58 p.m. by Ray Peterlin, HOA Board President

Board Member Roll Call: Dwight Dwornik, Denise Gray, Ray Peterlin, Bonnye Johnson, George Gligorije, Ozzie Durrett and Kathleen Singleton. Eight homeowners were present.

Review and Approval of Minutes:

Minutes from July 21, 2022 meeting were read, reviewed, and approved as presented. Motion to accept by Denise Gray, seconded by Kathy Singleton and unanimously approved by the Board. Minutes are posted on the Willow Brook Estates Homeowners Association 1, 2, 3 Website for review by homeowners.

Legal Council Report:

No Report

Management:

ARMS (Management Company) is bringing up to date the current assessment, special assessment payment, billing for late fees on association dues and other fines.

HOA Board discussed New Homeowners' concerns regarding lack of Communication from ARMS and Realtors before or at closings.

New homeowners should receive Information about the Willow Brook Website which contains HOA Rules and Regulations.

New Homeowners recommended a "meet and greet" to get more information about the Willow Brook community.

Ray Peterlin will check with management to send out letters for special assessment for those who have not paid to date.

From June Report:

Dues Paid: 125 Unpaid: 35

Special Assessment Paid: 93 Unpaid: 67

Cash Reserve \$6,342 New Homers Acct: \$42,478 Checking Account \$49,098

Outstanding Homeowners Balance as of August 1, 2022 - 116,218.36

Update provided at next meeting

Architectural Review Report:

2 Architectural Reviews were sent in for HOA Approval – Homeowners were asked to make changes and resubmit reviews.

Code Enforcement:

Hearings were held earlier today. 28 Homeowners were given violations and 7 homeowners came to meeting.

Beautification Report:

- a) Flowers were placed on entry ways
- b) Weeds in flower beds to be sprayed (all entries)
- c) B.Johnson taking care of flower beds, edging was inadequate to stop weeds
- d) Club House light bulbs need replacing.

Facilities Report:

- a) Dwight Dwornik is to manage painting of signs
- b) D&G Electric has completed replacement of lights at entry ways.
- c) Fountain – 2 Bids have been received, pricing markedly different. Vince Neri & Aquatic Weed will submit a bid for lake fountain. The HOA would like to have a larger pump but is not feasible at this time. A third party will be contacted for more information regarding the best size for the lake.
- d) Vincent Neri met with Bonnye Johnson and Dwight Dwornik to measure and discuss Windmill project for Cedar Lane.

Old Business:

- a) Review current commercial vehicles illegally parked
- b) Review continued collection of outstanding fees and assessments

New Business:

- a) Discuss ideas for 2022 which include possible Meet & Greet Concert on the Lake during the summer.
- b) Send a list of 18 Homeowners' names in arrears for Assessments to Brady Law Firm.

Meeting opened to Homeowners for open discussion:

- a) A.new Homeowner described a decorated Halloween House planned for Halloween October 2022.

Next Willow Brook 1, 2, 3 meeting is scheduled for September 15, 2022 at 7:00 p.m.

Adjournment: Denise Gray moved to adjourn meeting, seconded by Bonnye Johnson at 8:20 p.m.