

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION**

**1, 2, & 3**

**BOARD MINUTES – January 18, 2024**

**CALLED TO ORDER:** 7:06p.m. by Bonnye Johnson, HOA Board Vice President

**ROLL CALL:** Board Members present were Reginald Faulkner, Bonnye Johnson, Ozzie Durrett, Denise Gray

**REVIEW AND APPROVED LAST MONTH'S MINUTES:**

December 21, 2023, minutes were reviewed and approved. Motion made by Reginald Faulkner to approve, seconded by Ozzie Durrett, approved unanimously by Board. Minutes will be posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

**MANAGEMENT:**

No Report

**FINANCIAL REPORT:**

Ozzie Durrett reported the following balances:

Operating: \$5,042.02

Reserve: \$1,343.00

New Home Checking: \$35,299.00

Total: \$41,684.02

Current Outstanding Assessments: \$98,432.99

**ARCHITECTURAL REVIEW COMMITTEE REPORT:**

No Report

**FACILITIES UPDATE REPORT:**

No Report

**CODE ENFORCEMENT REPORT:**

No Report

**BEAUTIFICATION COMMITTEE:**

No Report

**2024 BOARD ELECTION/ELECTION OF OFFICERS/COMMITTEE POSITIONS**

ARMS, Mary Amador and Billie Williams conducted counting of ballots results as follows:

Total ballots: 17

Ozzie Durrett 14

Dwight Dwornick 15

Chris Ratuszny 15

Deborah Tero 16

2024 Budget 14; 2 against

Election of Officers and Committee positions tabled till February.

**2024 PROJECTS**

Of the four projects identified in need of work: complete painting of street signs and mailbox stands, upgrade clubhouse landscaping, replace clubhouse deck, and replace parks pathway; only painting of street signs and mailbox stands and upgrade of clubhouse landscaping will be done due to lack of funding.

Meeting Adjourned 8:30p.m.