

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION

1, 2, & 3

BOARD MINUTES – February 15, 2024

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

ROLL CALL: Board Members present were Dwight Dwornik, Bonnye Johnson, Ozzie Durrett, Denise Gray, Chris Ratuszny, Kathy Singleton

REVIEW AND APPROVED LAST MONTH'S MINUTES:

January 18, 2024, minutes were reviewed and approved. Motion made by Denise Gray to approve, seconded by Dwight Dwornik, approved unanimously by Board. Minutes will be posted on Willow Brook Estates Homeowners Association, z1, 2, 3 Website.

FINANCIAL REPORT:

Ozzie Durrett reported the following balances:

Operating: \$3,226.18

Reserve: \$1,343.01

New Home Checking: \$36049.00

Total: \$40,618.19

Current Outstanding Assessments: \$154,332.99

Dwight Dwornik presented 2024 WBE financial analysis and will prepare a 5 Year Scope of Projects Report for March meeting.

2024 BOARD ELECTION/ELECTION OF OFFICERS/COMMITTEE POSITIONS:

Election of Officers and Committee positions tabled till March. There are currently two open board positions.

Committee head positions are as follows:

Architectural Review – Chris Ratuszny

Facilities Management – Dwight Dwornik

Code Enforcement & Rules and Regulations – Denise Gray

Beautification – Bonnye Johnson

2024 BIDS:

McCloud Aquatics - approved for standard contract only. Dwight Dwornik recommends using chemicals from another vendor for the vegetation/ algae at the bottom of the pond, cost will be further discussed.

Landscape - need more bids tabled till next month.

Fertilization – tabled till next month.

Insurance – Chris Ratuszny will do an analysis of current package and comparison with other companies.

Membership Participation:

It was suggested we should develop a strategic plan to include all aspect of our HOA ex. Review of Bylaws, committees, and goals. Member volunteered to survey homeowners regarding involvement, website, improvements, dues etc.

Bonnye Johnson will check with Mary on privacy concerns due to non-board member having access to member's contact information.

Meeting Adjourned 8:35p.m.