

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION**

**1, 2, & 3**

**BOARD MINUTES – March 21, 2024**

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

**ROLL CALL:** Board Members present were Dwight Dwornik, Bonnye Johnson, Deborah Tero. Quorum not achieved until 8:15pm with the arrival of Todd Thoreson

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

February 15, minutes were reviewed and approved. Minutes will be posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

**FINANCIAL REPORT:**

Bonnys Johnson reported the following balances as March 18,2024:

Operating: \$5,688.84

Reserve: \$1,343.02

New Home Checking: \$36,799.00

Total: \$43830.86

Current Outstanding Assessments: \$148,832.99

Discussed the Buildium Accounting Software will request an in-person meeting with ARMS for an overview and to clarify the process of transferring records to the system and cost.

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

Election of Officers and Committee positions tabled due to lack of board members present. Deborah Tero moved to approve Todd Thoresen as board member seconded by Dwight Dwornik unanimously approved. Denise Gray approved previously by email. Todd Thoresen will serve on the Architectural Review Committee.

**2024 BIDS:**

BMS Lawn Care was approved. Fertilization by BMS pending will seek board vote via email.

Insurance analysis report tabled till April.

BMS will dredge pond near the concrete retention wall at a cost of \$800. Deborah Tero moved to approve second by Dwight Dwornik unanimously approved with Kathy Singleton, Denise Gray approving by email.

**Membership Participation:**

Homeowner complaining of invoices not having complete description of charges. Will meet with ARMS, we anticipate the Buildium accounting system will rectify this. Will discuss further with ARMS.

Meeting Adjourned 9:24p.m.