

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION**  
**1, 2, & 3**  
**BOARD MINUTES- June 22, 2023**

**Called to Order:** 7:45p.m. by Ray Peterlin, HOA Board President After Violation hearings were completed.

**Roll Call:** Board Members present were Ozzie Durrett, Dwight Dwornik, Denise Gray, Bonnye Johnson, Ray Peterlin, Reginald Faulkner

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

May 18, 2023 minutes were read and approved. Motion made by Bonnye Johnson to approve, seconded by Reginald Faulkner, approved unanimously by Board. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

**LEGAL COUNCIL REPORT:**

There are three homes that are being worked up by legal to place liens on. Home on Mulberry Lane \$7000.00 in arrears unknown if anyone living there either sold or renting; the other homes with substantial amount of arrears are located on Chestnut Lane and Willow Brook Trail.

**MANAGEMENT:** No Report

**FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS**

No report due to Ozzie Durrett not receiving the report from ARMS until 2:30pm today which is not enough time for him to review after he gets home from work and be at the meeting by 7pm.

Ozzie and Dwight Dwornik continue to complain of the timeliness of receiving financial reports from ARMS.

Ray Peterlin presented an analysis of unpaid assessments from year 2021 to 2023 as follows:

Year	Number of Households not Paid	Total Amount Due
2021	13	\$4550
2022	21	\$7875
2022 Special Assessment of \$200	32	\$6400
2023	51	\$19,125

**ARCHITECTURAL REVIEW COMMITTEE REPORT:**

Ray Peterlin gave an update on homesite construction located on Mulberry Court.

**CODE ENFORCEMENT REPORT:**

Violation hearings occurred at the clubhouse at 7pm continuing for 45 minutes. There were 15 of 62 violations that were present. The next inspection is scheduled for July 6, 2023.

**BEAUTIFICATION COMMITTEE:**

Bonnye Johnson reported completion of landscape upgrading at the Cedar Lane entrance in front of the windmill with placements of solar lighting to increase visibility when turning into the subdivision. Solar lights were also placed on both sides of clubhouse walkway. Also presented bid on landscape upgrade around the club house, no action taken at this time pending re-staining of exterior clubhouse. Bonnye strongly urged the board the need to vote so if approved we can be put on the landscaper's schedule asap. Bonnye also formally recognized and thank Mr. Baker for repairing the flagpole and hanging our country's flag.

**FACILITIES REPORT:**

Ray Peterlin presented bid from Pastor's Decorating Co. to stain the exterior of club house for \$1700 Ray moved to accept bid seconded by Reginald Faulkner unanimously passed. Discussion occurred regarding landscaping upgrade around clubhouse, please refer to beautification Committee report: pending at this time till re-staining is done. New signage for entrance areas pending waiting for email samples per Dwight Dwornik.

**OLD BUSINESS:**

Ray Peterlin reported on fountain's electrical problems appear to have been resolved; Park light on Pole 3 is up and running.

**NEW BUSINESS:**

Update on painting remaining street signs, repair of street sign on Chestnut and mailbox pending quote from contractor per Reginald Faulkner.

Legal still working on placing liens on no paying/late paying members. Also refer to Financial Report section. Dwight Dwornik reported tuckpointing was done on all pillars as needed for a total of \$675 as opposed to previous bid for \$7200

Ray Peterlin motioned to adjourn the Regular Meeting at 8:45p.m. Seconded by Bonnye Johnson. Approved unanimously by the Board.

Meeting Adjourned 8:45p.m.