

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION

1, 2, & 3

BOARD MINUTES- July 20, 2023

Mary Margaret Tamez, Assesor: Meeting started with presentation from Mary Margaret Tamez regarding home assessment and tax exemptions. In summary there are six tax exemptions available: General Homestead, Senior Homestead, Senior Citizen Assessment Freeze, Disabled Persons Homestead, Disabled Veterans, and Returning Veterans. Also explained was the real estate tax bill and how they are determined as well as the quadrennial reassessment notice which will be going out in August. For more detailed information please contact Ms. Tamez at Crete Township 708.672.8279. Thank you Ms. Tamez for this valuable information.

CALLED TO ORDER: 7:50p.m. by Ray Peterlin, HOA Board President After after Ms Tamez’s presentation.

ROLL CALL: Board Members present were Ozzie Durrett, Dwight Dwornik, Denise Gray, Bonnye Johnson, Ray Peterlin, Chris Ratuszny, Deborah Tero

REVIEW AND APPROVED LAST MONTH’S MINUTES:

June 22, 2023 minutes were read and approved. Motion made by Bonnye Johnson to approve, seconded by Deborah Tero, approved unanimously by Board. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

LEGAL COUNCIL REPORT:

Ray Peterlin reported that legal now refuses to work on appeals for Will County properties outside of Frankfort Township because they can’t access records necessary to prepare appeals. Also, legal made a major collection of outstanding back fees and attorney fees \$2200 and \$8009.52 respectively. With WBE Association clearing \$7000.00

MANAGEMENT: No Report

FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS

Ozzie Durrett reported the following balances:

- Checking: \$18,791.14
- Reserve: \$6,342.73
- New Home Checking: \$38,425.00
- Total: \$60,745.92

Current Outstanding Assessments:

Year	Number of Households not Paid
2021	12
2022	27
2023	18

Dwight Dwornik designed an invoice (see attached) and mailed to 92 members in arrears 16 members responded with payments. Will do again and include that “nonpayment can result in a lien being placed on your home”.

ARCHITECTURAL REVIEW COMMITTEE REPORT:

No Report

CODE ENFORCEMENT REPORT:

Bonnye Johnson reported 15 new violations were written with 48 no improvements from previous inspection noted. Bonnye stated there is confusion of the new policy implemented this season and clarification and resolution to this must be achieved.

BEAUTIFICATION COMMITTEE:

Still waiting on board to approve clubhouse landscaping proposal.

FACILITIES REPORT:

Dwight Dwornik reported it would cost approximately \$10800.00 for signs to be made. Suggest we get volunteers to do the background fencing and installation to save money.

OLD BUSINESS:

No report

NEW BUSINESS:

No report

Meeting Adjourned 9:15p.m.