

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES- August 17, 2023

CALLED TO ORDER: 7:30p.m. by Bonnye Johnson, HOA Board Vice President After violation hearings

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

REVIEW AND APPROVED LAST MONTH'S MINUTES:

July 22,2023 minutes were read and approved. Motion made by Reginald Faulkner to approve, seconded by Ozzie Durrett, approved unanimously by Board. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

REVIEW AND APPROVAL OF JULY 27,2023 SPECIAL BOARD MEETING:

Minutes read and approved. Motion made by Chris Ratuszny seconded by Dwight Dwornik approved unanimously by the board.

RAY PETERLIN TRANSITION REPORT:

Transition report delivered by Ray Peterlin. Well wishes and thanks for his hard work was expressed by the board.

LEGAL COUNCIL REPORT:

No report

MANAGEMENT: No Report

FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS

Ozzie Durrett reported the following balances:

Checking: \$13,359,62

Reserve: \$6,342.83

New Home Checking: \$39,175.00

Total: \$58,877.45

Current Outstanding Assessments: \$135,861.00

Dwight Dwornik will send out updated invoices to all members in arrears.

ARCHITECTURAL REVIEW COMMITTEE REPORT:

No Report

PROJECTS UPDATE:

1. Will complete the painting of the street signs from last year, repair of mailbox and street signs on Chestnut, Cherry and WBT Dwight will follow-up
2. Removal of split rail fence at club house and Hickory at the Park entrance
3. Get bids on fixing low voltage lighting at the clubhouse

4. Put pump on a timer. Dwight will get pond's treatment status report.
5. 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. Dwight will do pricing of fencing from Home Depot

CODE ENFORCEMENT REPORT:

Bonnye Johnson reported **VIOLATION HEARINGS WILL NO LONGER BE CONDUCTED**

- However, there will be limited time after the monthly General Meeting for you to address the indicated violation, voice concerns, seek help.
- Compliance will be checked on the next tour; if no improvements have been made and there has been no contact with the board or the management company a fine of \$50 will be administered and will be cumulative monthly until the violation is corrected, afterwards an accounting fee of \$30 per month will be charged the fines are paid in full.
- Nonpayment of assessments and fines can result in a lien being placed on your home.

BEAUTIFICATION COMMITTEE:

No report

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 8:10p.m.