

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION

1, 2, & 3

BOARD MINUTES – August 15, 2024

CALLED TO ORDER: 7:05p.m. by Bonnye Johnson, HOA Board Vice President.

ROLL CALL: Board Members present were Denise Gray, Bonnye Johnson, Dwight Dwornik, Todd Thoreson

REVIEW AND APPROVED LAST MONTH'S MINUTES:

July 25, 2024, minutes were reviewed motion to pass made by Denise Gray, second by Dwight Dwornk and unanimously passed.

FINANCIAL REPORT:

Bonnye Johnson reported the following balances ending July 31, 2024:

Operating: \$9,603.21

Reserve: \$1,343.07

New Home Checking: \$38,674.00

Total: \$49,620.28

Current Outstanding Assessments and fines due: \$127,220.99

OLD BUSINESS:

Buildium Accounting Software:

Transition process not complete

Legal Consult: Tabled

Signage for Park: Tabled

FACILITIES UPDATE REPORT:

Dwight Dwornik reported

The large street signs on Cherry & Poplar Lanes are left to be painted. To naturally dredge the pond 200 catfish and 1 to 2 other types of fish for balance will be installed into the pond in September. Approximate cost will be \$500.

CODE ENFORCEMENT:

Denise Gray reported there were 30 violations for July.

BEAUTIFICATION:

Bonnye Johnson reported Mums will be placed at Burville & Klemme, and Cedar Lane entrances as well as clubhouse for the fall.

COMMUNICATION COMMITTEE:

Tonya McGowen present and was given membership listing. She will start surveying the membership for concerns, goals, and update contact information

MEMBERSHIP PARTICIPATION:

Dog issue concerns were raised. Nonmember from Unit 5& 6 walks her dog (who recently bit her neighbor) unleashed and does not pick up its waste. It appears the dog is too big for her to handle/control and when asked not to bring to our park refuses. Will obtain her address and ask ARMS to send her a letter informing this is a private park for WBE 123.

Executive Session:

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

David Goodwin was accepted to the board by unanimous decision moved by Denise Gray second by Dwight Dwornik.

Meeting Adjourned 8:30p.m.