

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES – September 21, 2023

CALLED TO ORDER: 7:05p.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, Deborah Tero

REVIEW AND APPROVED LAST MONTH'S MINUTES:

August 17, 2023 minutes were read and approved. Motion made by Denise Gray to approve, seconded by Ozzie Durrett, approved unanimously by Board. Minutes will be posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

LEGAL COUNCIL REPORT:

No report

MANAGEMENT: No Report

FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS

Ozzie Durrett reported the following balances:

Checking: \$17,344.34

Reserve: \$6,342.88

New Home Checking: \$39,925.00

Total: \$63,612.22

Current Outstanding Assessments: \$105,056.99

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:

Reviewed Violation and Late Fee Assessment process.

BEAUTIFICATION COMMITTEE:

No report

FACILITIES REPORT:

Dwight Dwornik reported on projects: Entry way signs will be repainted and picket fencing behind them replaced this month. Painting and repairs of mailboxes and street signs completed. One exception is the Chestnut Lane Street sign repair of it is still pending.

Membership Participation:

Concerns of late fees on 2022 special assessment discussed. They will be removed as late fees are not allowed on special assessments. Bonnye Johnson will send an email to ARMS to remove late fees of special assessments.

Executive Session:

Tabled due to lack of quorum due to board members needing to leave.

Meeting Adjourned 8:30p.m.