

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION  
1, 2, & 3  
BOARD MINUTES - January 20, 2022**

**Called to Order: 7:17 pm**

**Roll Call: Members present were Dwight Dwornik, Bonnye Johnson, Ray Peterlin and Kathy Singleton.**

**REVIEW AND APPROVED LAST MONTH'S MINUTES: Minutes were read and approved from December 16, 2021. Motion to accept, with changes, as noted by Bonnye Johnson, seconded by Dwight Dwornik and approved unanimously by Board. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.**

**LEGAL COUNCIL REPORT: UPDATE ON COLLECTIONS**

**The Board is waiting on an update for accounts going to Collection. Key person has left the Firm. The Firm is still reviewing homeowners' accounts owing past due amounts. ARMS is waiting on information from the Attorney before pursuing collection of funds.**

**MANAGEMENT**

**Financial Reports were sent late to the Treasurer for review. Mary Amador sent an email saying that Homeowners would receive letters for Assessments. Ray Peterlin will draft a letter to place in the mailings for the 2022 Assessments. This letter will name the Board Members and Projects for the 2022.**

**FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS**

**Dwight distributed Budget Report to the Board. The Board reviewed and discussed the financial report compared to the Bank Statement and outstanding Association & code violations fees. Dwight is requesting detailed information on monthly assessments added to accounts for code violations.**

**ARCHITECTURAL REVIEW COMMITTEE REPORT: NONE**

**CODE ENFORCEMENT REPORT: NONE**

**BEAUTIFICATION COMMITTEE: Development of Spring Project**

**FACILITIES REPORT:**

**The Board discussed obtaining Bids for Deck plans, Lake Fountain, replace signs at entrances of Park, replace Wood Street Signs with plastic Street Signs, Lake Fencing and Lawn Care.**

**OLD BUSINESS: The Board discussed major projects for the year 2022. Funds were not available to complete all projects targeted for this year. This includes fence around the pond**

with the wood planks that are stored and completion of landscaping at Cedar Lane. Future 2022 projects are pending dependent on funds and payment of assessments from Homeowners.

**NEW BUSINESS: IDEAS for 2022**

Major projects for 2022 will include, repair 16 pillars at entrance ways, repair lights in the park, floodlights at each entrance and replace Willow Brook Signs as needed with recycled plastic material. The Board has reviewed 2 bids for lighting at the entrances of Park and will review additional bids for upcoming projects.

Project priorities are Entrance Way Lights and Entrance Way at Cedar Ln.

Meeting Adjourned 9:20 pm