

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION**

**1, 2, & 3**

**BOARD MINUTES – October 17, 2024**

**CALLED TO ORDER:** 7:03p.m. by Bonnye Johnson, HOA Board Vice President.

**ROLL CALL:** Board Members present were Denise Gray, Bonnye Johnson, Dwight Dwornik, Todd Thoreson, Ozzie Durrett, Chris Ratuszny

**REVIEW AND APPROVED LAST MONTH'S MINUTES:**

August 15, 2024, minutes were reviewed motion to pass made by Ozzie Durrett, second by Denise Gray and unanimously passed.

**FINANCIAL REPORT:**

Bonnye Johnson reported the following balances ending September 2024:

Operating: \$9531.77

Reserve: \$1,343.09

New Home Checking: \$37,174.00

Total: \$48,048.86

Current Outstanding Assessments and fines due: \$129,500.99

**OLD BUSINESS:**

**Buildium Accounting Software:**

Transition process not complete

**Legal Consult:** Chris Ratuszny reported waiting to hear back from Atty. Brian Hyatt

**Signage for Park:** Tabled

**FACILITIES UPDATE REPORT:**

Dwight Dwornik reported

The large street signs on Cherry & Poplar Lanes are left to be painted. Natural dredging of pond with catfish has been put on hold until the spring.

**CODE ENFORCEMENT:**

Denise Gray reported there were 60 violations for October.

**BEAUTIFICATION:**

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

**COMMUNICATION COMMITTEE:**

No Report

**MEMBERSHIP PARTICIPATION:**

Numerous concerns over late fees for nonpayment of dues and noncompliance to rules & regulations violation fines were voiced.

**Executive Session:**

2025 Budget reviewed motion to pass made by Chris Ratuszny 2<sup>nd</sup> by Dwight Dwornik unanimously passed. Summation of September 8, 2024 phone conference meeting with Mary Amador and Bonnye Johnson reviewed, please refer to attachment.

Meeting Adjourned 9:10p.m.