

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES – November 16, 2023

CALLED TO ORDER: 7:10p.m. by Bonnye Johnson, HOA Board Vice President

ROLL CALL: Board Members present were Reginald Faulkner, Dwight Dwornik, Chris Ratuszny, Bonnye Johnson, Deborah Tero

REVIEW AND APPROVED LAST MONTH'S MINUTES:

October 19, 2023, minutes were read and approved. Motion made by Reginald Faulkner to approve, seconded by Deborah Tero, approved unanimously by Board. Minutes will be posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

MANAGEMENT:

No Report

FINANCIAL REPORT:

Bonnye Johnson reported the following balances:

Checking: \$18,258.60

Reserve: \$1,342.98

New Home Checking: \$32,524.00

Total: \$52,125.58

Current Outstanding Assessments: \$100,382.99

ARCHITECTURAL REVIEW COMMITTEE REPORT:

No Report

FACILITIES UPDATE REPORT:

Dwight Dwornik reported:

Entry signs and picket fencing on Poplar entrance has been completed. Cherry entrance will be completed shortly WBE signage is being painted and will be hung shortly. Chestnut and Cedar Ln entrances will not be done until the spring. Of the 33 mailbox stands 7 have been painted. The large Chestnut Lane sign and the club house low voltage lighting is currently being repaired. Big thank you to our membership volunteers!

CODE ENFORCEMENT REPORT:

No Report

BEAUTIFICATION COMMITTEE:

Bonnye Johnson reported seasonal decor will be limited to Cedar Ln entrance, Klemme & Burville, and the club house.

2024 BOARD ELECTION, BUDGET, AND ANNUAL MEETING PREPARATION:

Proposed optimal timeline is as follows:

Applications for serving on the board and the proposed 2024 budget must be mailed by November 20.

Ballots, meeting dates, update letter must be mailed by December 1. Because of the aggressive timeline Deborah Tero and Bonnye Johnson has volunteered to go to ARMS to assist with the mailing. Bonnye will let Mary Amador know.

Membership Participation:

Suggestions from membership:

- Use of reflector paint on mailbox stands.
- Place board member candidates biographical sketch on website and refer to this on the Candidates' form. Bonnye Johnson will email ARMS to do this.

Executive Session:

Legal Counsel Review:

- Discussion centered on how to move forward with payment and identifying legal counsel replacement. Bonnye Johnson will seek input from ARMS.
- Reviewed members in arrears and violations status

Meeting Adjourned 8:46p.m.