

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES- December 15, 2022**

Called to Order: 7:00 p.m. by Ray Peterlin, HOA Board President

Roll Call: Members present were Ozzie Durrett, Dwight Dwornik, Denise Gray, Bonnye Johnson, Ray Peterlin, Kathy Singleton, and Deborah Tero.

REVIEW AND APPROVED LAST MONTH'S MINUTES: Minutes were read and approved from November 17th, motion by Deborah Tero, seconded by Dwight Dwornik, approved unanimously by Board. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

LEGAL COUNCIL REPORT:

Attorney Minelli responded to the HOA letter regarding a lack of feedback or communication regarding delinquent HOA accounts. Attorney Minelli stated he would discuss the matter with the attorney who oversees the HOA account.

MANAGEMENT: ELECTION NIGHT FOR BOARD MEMBERS 2023 TO 2024 SEATING

Letters sent to Homeowners from ARMS did not include candidates form which will now get mailed separately.

The election of Board members moved to after the closure of regularly scheduled meeting.

FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS

The Board will be looking into security deposit withdrawals for nonpaying members accounts collections. ARMS will send out letters to people who owe by the end of the year. There's an estimated 20% of homeowners who have not paid yearly or special assessments.

Dwight Dwornik reported balances as follows:

New Homeowners Acct:	\$46,288.23
Reserve Account:	\$6342.42
Checking Account:	\$5491.29
Unpaid Bills:	\$475.00
Outstanding Homeowners Balance:	\$109,000.70

ARCHITECTURAL REVIEW COMMITTEE REPORT: NONE

CODE ENFORCEMENT REPORT: NONE

BEAUTIFICATION COMMITTEE:

A "Thank You" goes out to Bonnye Johnson for the beautiful decorations and landscaping at Klemme & Burrville Road entrance and Cedar Lane.

FACILITIES REPORT:

The Board agreed to move funds from 2 accounts with money to complete the Fountain Project. This will allow for a larger fountain for the Lake. Bonnye put forth the motion to accept the bid for fountain completion and Dwight seconded the motion. Approved unanimously by members.

OLD BUSINESS: The Board discussed ideas for major projects for the year 2023. The Board agreed to complete the Fountain Project by Spring 2023 with a HOA Community Picnic. Bonnye motioned Funds were not available to complete all projects targeted for this year. Between This includes fencing on the entrance ways between the pillars. This fencing is at Poplar, Cherry, Cedar and Chestnut. The Board is waiting for a bid from Vince Neri on this project. Future 2022-2023 projects are pending dependent on funds and payment of assessments from Homeowners.

NEW BUSINESS:

Resident's proposed payment agreement for arrears was reviewed and accepted.

The HOA Board is consulting with COMED regarding the Association paying the electric bill for WBE 4.

Board members up for reelection for 2023 have agreed to run again as follows: Ray Peterlin, Denise Gray and Bonnye Johnson. Kathleen Singleton's name was added as a correction.

The Board agreed to acquire bids for removal of dead trees in the park area.

Ray Peterkin made a motion to rent the clubhouse to Associations 5 & 6 for \$600. Board approved unanimously,

Ray Peterlin motioned to adjourn the Regular Meeting at 8:06 p.m. Seconded by Kathleen Singleton. Approved unanimously by the Board.

Election for 2023 Board Members with ARMS Representatives, Billie Williams and Mary Amador convened at 9:00 p.m.

ELECTION RESULTS

18 legal votes/ballots

Election Tally:

Faulkner - 15

Gray – 15

B. Johnson – 16

R. Peterlin – 16

K. Singleton – 16

Budget for 2023 = 17 Approvals

Special Meeting Adjourned 9:20 p.m.