

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION  
1, 2, & 3  
BOARD MINUTES- December 16, 2021**

**Called to Order: 7:16 pm**

**Roll Call: Members present were Johnnie Davis, 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 18, 2021, motion by Ray Peterlin, seconded by Dwight Dwornik, approved unanimously by Board. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.**

**LEGAL COUNCIL REPORT: UPDATE ON COLLECTIONS**

**Attorney is working on accounts owing over \$1,000. ARMS is waiting on information from the Attorney before pursuing collection of funds.**

**MANAGEMENT: Elections for 2022 Board Members with ARMS Representative Election of Board members moved to after the closure of regularly scheduled meeting.**

**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. Twenty-four Homeowners have not paid 2021 assessment.**

**ARCHITECTURAL REVIEW COMMITTEE REPORT: NONE**

**BEAUTIFICATION COMMITTEE:**

**The Street Sign was repaired on Cherry Ln. & Willow Brook TRL. Beautification Committee placed Holiday decorations in planters in front of Clubhouse, on Club House Door and at the corner of Burrville and Klemme Roads.**

**FACILITIES REPORT:**

**The Board discussed obtaining Bids for deck plans, Lake Fountain, Power Washing for Lake and Park (geese droppings), fish wire on stakes to keep geese in water, and laser beams.**

**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 stored wood planks 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 of walkway around pond, repair 16 pillars at entrance ways, repair lights in the park & floodlights at each entrance, & replace Willow Brook Signs as needed with recycled plastic material**

**Regular Meeting Adjourned 7:53 pm**

**Dwight motion to close regular meeting, seconded by Kathy Singleton, approved unanimously.**

**Election for 2022 Board Members with ARMS Representatives, Billie Williams and Bruce Flowers convened at 8:00 pm.**

**Dwight Dwornik requested the Representative from ARMS to explain Article 4.C from the Willow Brook Estates By-Laws to the Board. There were no nominations from the floor and the voting ballots closed at 8:21 p.m.**

**Election Results:**

**17 legal votes**

**Election Tally:**

**Johnnie Davis – 15**

**Dwight Dwornik – 15**

**Deborah Tero – 15**

**Budget for 2022**

**Increase in Assessment – 14 Approvals      Disapprovals – 3**

**Special Assessment – 11 Approvals      Disapprovals – 5**

**1 Position remain open.**

**Special Meeting Adjourned 8:29 p.m.**