

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES-March 16, 2023**

Called to Order: 7:20 p.m. by Ray Peterlin, HOA Board President

Roll Call: Members present were Ozzie Durrett, Reginald Faulkner, Bonnye Johnson, and Kathy Singleton. 1 HOA member was present.

REVIEW AND APPROVED LAST MONTH'S MINUTES: Minutes were read and motion to approve with revisions unanimously by Board members. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

LEGAL COUNCIL REPORT: UPDATE ON HOMEOWNER'S CASE

Judgment against Homeowner on Chestnut was extended in Court. M. Brady will follow up with homeowners' collections. Updates for other delinquent homeowners were not available for the meeting.

MANAGEMENT: UPDATE ON LETTER TO MEMBER VIOLATIONS ON PARKING

No Report

FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS

New Homeowners Acct:	\$37,675.00
Reserve Account:	\$6342.62
Checking Account:	\$34,383.88
Accounts Receivable	\$141,711.97

ARCHITECTURAL REVIEW COMMITTEE REPORT: NO PROJECTS

CODE ENFORCEMENT REPORT: NO REPORT

BEAUTIFICATION COMMITTEE REPORT:

Bonnye Johnson will begin the winter clean up in the entrances and around the clubhouse when the weather breaks. She will begin planning to share her ideas with the Board at the next meeting.

FACILITIES REPORT:

Quotes are needed for staining of club house, landscaping around the clubhouse, tree trimming and removal of some park trees and placement of a small deck and stairs on the backside of club house.

OLD BUSINESS:

Looking for ideas for Park/Fountain Party.

NEW BUSINESS: IDEAS FOR 2023

The Willow Brook May HOA Board Meeting will be at the Crete Township Office.

Homeowners will learn about tax increases and assessments.

A Homeowner attended the meeting to protest violation and fee charges on her account. She met with an ARMS employee and was upset about numerous errors she found in her billing.

The Board was able to explain the fees and follow up with ARMS regarding the Homeowner's concerns.

ADJOURNMENT: Bonnye Johnson moved to adjourn meeting at 8:34 p.m. Unanimously agreed by Board members.