

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION  
1, 2, & 3  
BOARD MINUTES – March 17, 2022**

**Called to Order: 7:05 pm by Ray Peterkin**

**Roll Call: Board Members present were Denise Gray, Bonnye Johnson, Ray Peterlin, Kathy Singleton and Deborah Tero.**

**Two Homeowners were also in attendance at the meeting.**

**REVIEW AND APPROVED LAST MONTH'S MINUTES: Minutes were read and approved from January 20, 2021. Motion to accept by Deborah Tero, seconded by Denise Gray and approved unanimously by Board. The Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website. Ray Peterlin stated the February 17, 2022, meeting was cancelled due to weather. Cancellation of meeting was posted on the Club House door.**

**LEGAL COUNCIL REPORT: No Report**

**The M.W. Brady Law Firm is working on the Board's request for information on past due accounts.**

**MANAGEMENT: BILLING FOR LATE FEES AND TIMELY REPORTS – No Report**

**FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS**

**Ray Peterlin distributed Budget Report to the Board. The Board reviewed Accounts and Vendor balances in the financial report. Thirty-six of Thirty-nine Homeowners are still in arrears owing the Association funds.**

**ARCHITECTURAL REVIEW COMMITTEE REPORT: NONE**

**CODE ENFORCEMENT REPORT:**

**Ray Peterlin has spoken with a person regarding code enforcement inspections. This person will take the place of current Board members, identifying homeowners who are violating Willow Brook Estates by-laws. Code inspections begin in May.**

**BEAUTIFICATION COMMITTEE:**

**Replacement of Flowerpot at Klemme Road.  
Complete Cedar Lane Entrance and Club House Deck.**

**FACILITIES REPORT:**

**The Board discussed obtaining 2 to 3 Bids for a Lake Fountain, Replacement of street signs with recycled signs, Lake Fencing and Lawn Care. The Board has received at least one bid for the items listed above but would like additional bids to compare pricing.**

**OLD BUSINESS:**

The Board has reviewed two bids for lighting at the entrances of Park and seeking bids for floodlights at each entrance.

**NEW BUSINESS: IDEAS for 2022 – PLAN CONCERT IN THE PARK FOR HOMEOWNERS**

**Meeting Adjourned 8:15 pm**