WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES – March 19, 2026

CALLED TO ORDER: 7:15p.m. by Bonnye Johnson, HOA Board President

BOARD MEMBERS PRESENT: Denise Gray, Bonnye Johnson, David Goodwin, Ozzie Durrett, Todd Thoreson, Chris Ratuszny

REVIEW AND APPROVED LAST MONTH'S MINUTES:
January 29, 2026, minutes were reviewed David Goodwin moved to approve seconded by Todd Thoreson unanimously passed.

FINANCIAL REPORT:
Bonnye Johnson reported bank balances received from Swuitesa Kmiec of ARMS as follows:

Account	Available balance	Present balance	Account type
WBECA Reserve (...8356)	$1,343.26	$1,343.26	Saving
WBECA Operating (...3819)	$14,948.02	$20,798.02	Checking
WBECA New Homeowner (...1135)	$41,837.07	$41,837.07	Checking

BOARD ELECTION RESULTS:
Ballots Cast 14; Proxy Cast 0; Voided Ballots 1; Ozzie Durrett and Chris Ratuszny reelected; Approval of 2026 Budget For 9 Against 3 No Vote 1

COMED UPDATE:
Reported from Mary Amador by Bonnye Johnson that COMED has issued a credit of the erroneous auto deduction of $11,000 made October 2025. The running credit as of this date is $10,894.13. Amount of refund due to dummy meter and when it will be done is pending.

FACILITIES UPDATE:
Ball Park Fence: Bonnye Johnson reported Brandon of BMS has removed the ballpark fence but due to the condition of the ground was unable to remove a pole without the use of heavy equipment. Will remove once the ground dries out more.
Aquatics 2026 Proposal: Proposal reviewed and compared with the two previous years 2024 and 2025 with minimal increase. Proposal approved unanimously. Ozzie Durrett will f/u with Aquatics r/t scheduling and implementation of water assessments and treatment. Will also check on fountain startup and cost.

CODE ENFORCEMENT:
No report
BEAUTIFICATION UPDATE:
No Report
COMMUNICATION COMMITTEE:
Toonya McGowan, Communication Committee Chair is still waiting on the membership list from Mary Amador, Bonnye Johnson will f/u with Mary.
ARCHITECTURAL REVIEW:
No Report.

MEMBERSHIP PARTICIPATION:
Numerous complaints voiced r/t neighbors dog unleashed and gunshots heard in the middle of the night. Strongly suggested to call the police each time it occurs so there is a record of this. Also, if possible, take pictures of the unleashed dog to show to report to the police.

ELECTION OF BOARD OFFICERS & COMMITTEE HEADS:

Bonnye Johnson, President; Acting Secretary; Beautification & Communication Committee

- Tonya McGowen; Communication Committee

Denise Gray; Vice President; Code Enforcement & Rules & Regulations

- Bonnye Johnson; Code Enforcement

Ozzie Durrett, Treasurer; Facilities Management

- David Goodwin; Facilities Management

Chris Ratuszny; Architectural Review

- Todd Thoreson; Architectural Review

Meeting Adjourned 9:05p.m.