

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES – April 20, 2023**

Called to Order: 7:07 p.m. by Ray Peterlin, HOA Board President

Roll Call: Members present were Ozzie Durrett, Reginald Faulkner, Denise Gray, Bonnye Johnson, Dwight Dwornik, and Kathy Singleton. 1 HOA member, Chris Ratuszny was present.

REVIEW AND APPROVED LAST MONTH'S MINUTES: Minutes were read, motioned to accept by Reggie Faulkner, second by Ozzie Durrett and approved 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 is still following up with the homeowners' collection. The Attorney is planning to file liens for homeowners with excessive pass due accounts.

MANAGEMENT: NO REPORT

FINANCIAL REPORT:

**New Homeowners Acct:
Reserve Account:
Checking Account:
Accounts Receivable**

ARCHITECTURAL REVIEW COMMITTEE REPORT:

ARMS received a letter from a homeowner regarding a new construction of a house on Mulberry Court. The homeowner is questioning the distance of boundaries that's required between houses in the development according to code. Ray Peterlin spoke with Will County and homeowners regarding the statues included in building codes. Ray Peterlin settled this matter with the new homeowner, Will County, and the present homeowner.

CODE ENFORCEMENT REPORT: REPORT FINES START IN APRIL. 1ST TWO VIOLATORS ON PARKING VEHICLES COMMERCIAL. VECHICLES AND BOARTS START NEW PROGRAM ON MAY TO NOVEMBER AND ALSO HOME AND YARD INSPECTIONS.

1st & 2nd months – Violation Letter 3rd month - \$100 fine if Violation is not Addressed. Homeowners will not receive a letter to attend a meeting. Letter will be sent out by ARMS. Motion to accept new violation process by Bonnye Johnson, seconded by Denise Gray, approved unanimously by board members in attendance.

BEAUTIFICATION COMMITTEE REPORT:

Bonnye Johnson has developed plans to mount large flowerpots at entrances, investigate placing lights for Windmill and finish entrance way landscaping,

FACILITIES REPORT:

Quotes are needed for picket fence Cedar Lane, completion of Fountain, 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:

Waiting on Light Kit to turn Fountain on and discussed possible ideas for ideas for Park/Fountain Party. Board members were reluctant to spend funds for a low turnout to Fountain turn on.

Pole 3 lighting needs fixing when the weather is better.

NEW BUSINESS: IDEAS FOR 2023

The Willow Brook HOA meeting was postponed at the Crete Township Office. The venue for this meeting could not accommodate the anticipated attendance and was cancelled by the Township. Homeowners will learn about tax increases and assessments.

The Board discussed the replacement of mailboxes and decided to table a decision to replace mailboxes at this time.

The Board also discussed the pros and cons of changing management companies. ARMS is still the Management Company for Willow Brook Estates.

The Board unanimously approved the appointment of Chris Ratuszny to Willow Brook Estates Homeowners Association Board. Chris brings experience and enthusiasm to our community and look forward to his participation.

ADJOURNMENT: Bonnye Johnson moved to adjourn meeting at 8:42 p.m. Unanimously approved by Board members.