

WILLOW Brook Estates Community Association, Inc. 1.2.3.
24965 S. Willow Brook Trail, Crete, IL 60417
 June 19, 2019

Opening

The regular meeting of the Willow Brook 1,2,3 Board of Directors was called to order at 7:11 on June 19, 2019 at 24965 S. Willow Brook Trail, Crete, IL 60417.

Present

Ray Peterlin
 Dwight Dwornik
 Johnnie Davis
 Denise Gray
 DeBorah Tero McFadden
 Yulanda Johnson
 David Johnson

Open Issues

- Violation Vendor has been contacted but has not returned any calls. He was supposed to have begun on June 1. Suggestion was made to look elsewhere for violation inspector if there is no response in upcoming week.
- Johnnie Davis will call Mary at ARMS re:
 - Electric Box at front of sub-division
 - Box is broken and should be repaired by ComEd
 - ComEd to check where majority of energy is coming from
- Ray will send email to check for 2nd Notice
- Mary to let HOA know of Homeowner's Reserve Account and if we can use it
- Yulanda needs names of new neighbors that have moved or are moving in, in order to welcome to Willow Brook
- Continue to rent swans through the year and add to next year's budget. Positive response from neighbors
- Checking for cost of removal of perimeter fence by Brandon and will subsequently get other bids.
- Com Ed vendor to install new lights in the park and look at outer posts for shortages.
- Dwight and Johnnie met with Lake Chemical vendor about chemicals in the pond to insure full and complete coverage. Will be looking for a more local company to service us.

New Business

- Solar Panels were discussed and the possibility of being installed in Crete. Still in the planning stages.
- Fencing – looking into loan from Willow Brook Units 5 & 6 to Willow Brook 1,2,3 to cover some cost of fence @ 4%, willing to do a 4 year loan if approved by lawyer.
 - Bank won't loan to W1.2.3. because no assets in HOA
 - Ideas to secure funds included a special assessment.
 - Motion was made to continue loan talks in order to proceed with fence project if at all possible this year.
- Possibly change date of board meetings to coincide with issuance of most recent financial report.
- Recommendation was made to secure cloud storage system to ensure that our files with ARMS are safe guarded.
- Recommendation was made to create a map to possibly have area block chairmen. David Johnson will look into.
- Recommend conversation with attorney to see how much we can go up on yearly assessment
- Invite Police to an upcoming meeting for safety talk sometime in September.

Adjournment

Meeting was adjourned at 8:30 by Ray Peterlin. Notice will be sent for time of next meeting by same.

Minutes submitted by: DeBorah Tero McFadden
 Approved by: