

WILLOWBROOK ESTATES COMMUNITY ASSOCIATION 1,2,3**MEETING MINUTES FOR JUNE 18, 2020****7:07 PM MEETING CALLED TO ORDER****Board Members in Attendance:**

Ray Peterlin (President)
Dwight Dwornik (Treasurer)
Denise Gray (Board Member)
Yulanda Johnson (Board Member)
David Johnson (Board Member)

Homeowners in Attendance: Deboris Joubert, Wilmer Joubert, Kathleen Singleton. **WELCOME!**

Approve Minutes: Minutes from special board meeting held 5/27/20 read by Ray and approved by board members present.

Legal Counsel Report – Ray

-Ray spoke with Attorney Mike Brady's secretary who gave available dates that the attorney would be able to meet with us to discuss our needed services. Date selected was Thursday, 6/25/20, 1:30 PM – 2:30 PM.

-ARMS received 1 box of our legal documents from former Attorney Prince.

Management Report – Ray

Per Mary Amador, homeowner Betty Jones had meeting scheduled today with ARMS for inspection of documents.

Financial Report – Dwight Dwornik

-Abbreviated report received from ARMS at 6:30 PM today along with copies of bank statements.

Reserve Account – approx. \$17,000

Checking Account – approx. \$26,000

Unpaid Bills - ?

Amount Owed by Homeowners – approx. \$79,000 (need update on homeowners who

have not paid 2020 assessment).

-Largest bill is for lawn service. Checks have been sent out to lawn vendor for May and June services.

-Brandon due approximately \$5000 for services performed at end of May (9 stumps removed and 5 trees cut down).

Architectural Review Committee Report: No new projects from homeowners.

Code Enforcement Report – Denise Gray

-Inspection done on Monday, 6/15/20, and Cal to submit report within the coming days.

-5 homeowners out of 25 showed up for the violations hearing held in May. Denise and Dave present for the hearing.

-Denise to send information to Mary at ARMS to assess fines for May if violations have not been corrected by the end of this month.

-Next violations hearing to be held 7/16/20.

Beautification Committee Report – Ray Peterlin

-Ray met with Vincent (VLM Landscaping) regarding entrance way project.

-Vincent provided estimates and rough draft/sketches of his proposal (vendor is working to get CAD program running so that we can get a better visual of his proposed project).

-Tuck pointing of entrance way pillars and repainting of signs also needs to be assessed.

Facilities Report – Ray Peterlin

-Vincent (VLM Landscaping) provided an estimate for an aerator with 4 feeders for the lake.

-Looking to do fall tree planting in North Park.

-Fencing project: Ray to put together survey for those homeowners who live along the fence line to see if they want it replaced.

-If an overwhelming response for wanting the fence comes back from the survey, then a vote would have to be put out to all homeowners.

Old Business

Neighborhood Block Captains – Dave is hoping that we can get some volunteers.

New Business

- Yulanda requested a list of the new homeowners be provided by ARMS.
- Ray to call to see if the white box truck can be towed.
- Denise made motion to have truck removed and 2nd by Dave. All in favor – Dwight, Yulanda, and Ray.

8:27 PM MEETING ADJOURNED

Respectfully Submitted,

Yulanda Johnson