

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION

1, 2 & 3

BOARD MINUTES FOR JANUARY 21, 2021 CALLED TO ORDER 1900PM

ATTENDANCE: DWIGHT DWORNIK AND RAY PETERLIN  
NOT A QUORUM MEETING

READ AND APPROVED THE MINUTES FROM DECEMBER 17TH MEETING

LEGAL COUNCIL M BRAY LAW FIRM, AUTHORIZE TO REPLENISH THE LEGAL FEE FUNDS TO \$1,000.00 TO START 2021 YEAR

MANAGEMENT REPORT DISCUSSION TO UPDATE THE 2021 BUDGET BASED ON QUESTIONS FROM THE MEMBERS. WORK BUDGET TO A BALANCED BUDGET AT \$350.00 CURRENT ASSESSMENT

FINANCIAL REPORT DWIGHT WAS GOING TO CONTACT ARMS TO HAVE THEIR ACCOUNTANT BRUCE STOP BY THE CLUBHOUSE AND REVIEW THE FINANCIAL REPORT AND MAKE ADJUSTMENTS TO REDUCE THE COST OF PRINTING.

CODE ENFORCEMENT TO LOOK AT ANOTHER VENDOR TO GET QUOTE AND COVER THE AREA FOR VIEWING THE MEMBERS PROPERTY AND ANY VIOLATIONS THAT NEED TO BE CORRECTED  
CURRENT VENDOR HAS NOT BILLED HIS 2020 SERVICES

FACILITIES FOR 2021 CHECK AVAILABLE FUNDS TO MAKE REPAIRS TO CLUBHOUSE DECK AND REPAIR OF MAIL BOX UNIT DAMAGED BY MEMBER. TREE TRIMMING IN LAKE AND PARK AREA AND MULCHING IN SPRING / SUMMER

OLD BUSINESS ILLEGAL PARKING OF STRAIGHT TRUCK ON WILLOWBROOK TRAIL UNDER WELLS FARGO

NEW BUSINESS, 2 ½ HOUR DISCUSSION WITH CAREY JONES, MEMBER, ON THE FINANCIAL REPORT, CORRECTED SOME MISCONCEPTIONS THAT REPORTS WERE NOT SAME AS BEFORE. AGREED TO CORRECT THE 2021 BUDGET TO A BALANCED BUDGET AT SAME ASSESSMENT \$350.00. TOLD CARY THAT BOARD ONLY SPENT MONEY THAT WAS AVAILABLE TO FIX FACILITIES THAT WERE NOT REPAIRED OR UPDATED IN THE PAST. DISCUSSED THE BOARD'S INTENTION OF GETTING THOSE MEMBERS TO PAY THEIR DEBT TO THE HOA SO WE CAN CONTINUE TO IMPROVE THE COMMUNITY WITHOUT INCREASING OUR ASSESSMENT. DISCUSSED THE FACT THAT MEMBERS SHOULD ATTEND MEETING OR LOOK AT WEBSITE TO GET FACTS AND PLANS OF OUR COMMUNITY

CLOSE MEETING AT 2130PM