

WILLOWBROOK ESTATES COMMUNITY ASSOCIATION 1,2,3

MEETING MINUTES FOR JANUARY 16, 2020

7:10 PM MEETING CALLED TO ORDER

Board Members in Attendance:

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

Homeowners in attendance: Daniel Johnson and Doris

Approve Minutes – Minutes from previous meeting on 12/19/19 read by Denise Gray.

- Correction made to the amount in the New Homeowners Account as of 11/30/19 – should be \$56,999.66.
- Correction made to statement: “Management Company did not send out regular (replaced special) assessment notices to homeowners nor did they send out information to homeowners regarding new board member positions that are open.”
- Motion to accept meeting minutes made by Ray P., second by Dwight D. and accepted by all board members in attendance.

Legal Counsel Report

- Ray left message for attorney Prince to call back but he has not returned the call.
- Ray asked the attorney for a review back on 11/13/19.
- Dwight scheduled to have conference call/interview on 1/17/20 with a lawyer from in town Crete; not sure of the attorney’s expertise.

Financial Report - Dwight D.

- Have not received new report from Management Company which was requested on 1/9/20.
- New Homeowners Account - \$56,999.66
- Reserve Account - \$11,139
- Checking Account - \$13,312
- Unpaid Bills - \$5,840

Amount Owed by Homeowners - \$72,565

-Vacant lot on Mulberry Ct. (Lot 111) was purchased by Will County for the back taxes of \$15,231 and has to be wiped off of our books.

-\$2,550: Cost to cut 2 vacant lots and 1 home in 2019.

-Lot 62 (\$6,937): Dwight spoke with assessor and others regarding what can be done with the home but he was unable to get specific answers.

-Lot 73 (\$15,200): Unable to collect anything until home is sold.

-Lot 37, Hickory Ct. (\$1,375): Neighbor asked if they could purchase the lot.

-\$70,523.04 outgoing checks/expenses for 2019.

-Approximately \$17,000 in bills from 2018 was paid in 2019.

-\$45,123 budgeted for 2019.

-\$27,049.50 overbudgeted in 2019.

-\$135,877 budgeted for 2020.

-Management Company still has not sent new contract for renewal (Ray to contact Mary).

Architectural Review – Ray P.

-Ray contacted Will County Building Department regarding solar panels installed on Mulberry; would be costly to go to court and battle having them removed.

Code Enforcement – Denise G.

-Denise to contact enforcement vendor; looking to start again on May 1st.

-Meeting needs to be held with repeat offenders. Suggestion made to increase fines for repeaters.

-Homeowner asked if some type of amnesty can be offered to those with outstanding fines – something to be considered.

-Denise suggested that we purchase postage and mail out the fine notices to the homeowners since the Management Company did not send them out.

Beautification Report

-Ray asked for ideas for 2020 projects.

Responses: Entrance sign lighting; repairing/painting/replacing entry and street signs; clubhouse landscaping; replacing weed blocking, rocks and timbers at each entrance; black dirt needed to fill in post holes and multiple areas around the subdivision.

Facilities Report – Ray P.

- \$40,000 budgeted for Phase 1 of fence project
- Original bids included cost for fence removal but we saved money by having someone else remove the fencing.
- We can have a rebid on the project.
- Discussion had on what time frame should the fencing project start (year) and whether or not fencing should be replaced. Discussion to be revisited.

Old Business

- Decision made that the Community Neighborhood Block Captains project should be initiated this spring.

New Business

- Special assessment for fence project starting on Klemme still needs to be addressed.

9:10 PM MEETING ADJOURNED

Respectfully Submitted,

Yulanda Johnson