

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION

1, 2 & 3

BOARD MINUTES – APRIL 14, 2022

Called to Order: 7:00 p.m. by Ray Peterlin, HOA Board President

Board Member Roll Call: Johnnie Davis, Denise Gray, Ray Peterlin, Dwight Dwornik, Bonnye Johnson and DeBorah Tero

Sixteen (16) homeowners were present and two prospective homeowners

Review and Approval of Minutes:

Minutes from March 17, 2022 meeting were read, reviewed and approved as presented. Motion to accept by DeBorah Tero, seconded by Dwight Dwornik and unanimously approved by the Board. Minutes are posted on the Willow Brook Estates Homeowners Association 1, 2, 3 Website for review by homeowners.

Legal Council Report:

M.W. Brady Law Firm is still working on homeowner past due accounts.

Management:

ARMS (Management Company) is bringing up-to-date, current assessment, special assessment (not yet due), billing for late fees on association dues and other fines.

Financial Report:

Board was updated on status of outstanding association dues both paid and unpaid and special assessment.

Association dues paid: 111 Unpaid: 49

Special Assessment paid: 33 Unpaid: 127

Cash Reserve \$ 5,342

New Homers Acct. \$42,478

Operating Income: \$38,396

Outstanding Homeowners Balance: \$125,033

Report accepted as read, no questions or concerns voiced at this time.

Architectural Review Report: No Report

Code Enforcement: No Report

Beautification Report: No Report

Facilities Report:

Bids for new/updated street signs and installation discussed. Also entertained idea of painting and updating current signs to save money and possible vendors to complete the work.

Reviewed bids for aeration and fountain installation for lake.

Review bids for new grounds vendor

Review fence installation for lake

Old Business:

Approval of Sump Pump Repair for \$260

Review current commercial vehicles illegally parked

Review continued collection of outstanding fees and assessments

New Business:

Discuss ideas for 2022 which include possible Meet & Greet Concert on the Lake during the summer.

Meeting opened to Homeowners for open discussion:

Most of discussion centered on special assessment and the need for it. Letter was read to membership that was originally included with ballot in December that explained the need for the one-time assessment and what it would cover. Concerned was voiced over members not wanting to pay extra for those members that do not pay their assessments. Members want more information on liens, financial statements and projects, both current and future. Some members were actually aware of the website and the mailings which explain meeting dates and prospective projects under consideration. Members were invited to meetings to have a voice and be a part of the planning process.

Adjournment: Regular meeting was adjourned at 9:05 p.m.