

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION

1, 2 & 3

BOARD MINUTES – July 21, 2022

Called to Order: 7:01 p.m. by Ray Peterlin, HOA Board President

Board Member Roll Call: Denise Gray, Ray Peterlin, Bonnye Johnson and DeBorah Tero, Ozzie Durrett , Dwight Dwornik
One homeowner was present

Review and Approval of Minutes:

Minutes from June 23, 2022 meeting were read, reviewed and approved as presented. Motion to accept by R.Peterlin, seconded by O. Durrett and unanimously approved by the Board. Minutes are posted on the Willow Brook Estates Homeowners Association 1, 2, 3 Website for review by homeowners.

New Member: George Gigorije was introduced as volunteer member of the Board – Welcome George!

Legal Council Report:

Brady firm sent current activity list referencing homeowners in serious arrears and current action being taken to collect delinquent funds. 30-day notices have been issued and responses are pending. Firm will continue to search for addresses of those not living in the homes and will investigate placing liens against individuals and property in order to collect arrearages.

Management:

ARMS (Management Company) is bringing up-to-date, current assessment, special assessment payment, billing for late fees on association dues and other fines.

Financial Report:

Updates will be sent by Mr. Durrett on current status of assessments paid and outstanding vs. information from last month. R.Peterlin will check with management to send out letters for special assessment for those who have not paid to date.

Update from June Report:

Dues Paid: 119 Unpaid: 41
Special Assessment Paid: 50% Unpaid: 50%
Cash Reserve \$6,342 Checking \$45,592 New Homers Acct: \$42,478
Operations Costs 2022 \$56,568 Operating income: \$38,396
Outstanding Homeowners Balance as of July 21, 2022 - \$122,146.30
Update will be provided at next meeting

Architectural Review Report: One Shed 8x10 on slab, same color as house pending approval based on footage away from property line, must be 10-15 feet from end of line

Code Enforcement: Hearings held, 35 violations sent out, 10 homeowners showed. Letter to the Community will be sent/posted on the website pointing out common violations. Further results at next meeting

Beautification Report:

- a) Flowers were placed on entry ways
- b) Weeds in flower beds to be sprayed (all entries)
- c) B.Johnson taking care of flower beds, edging was inadequate to stop weeds
- d) Corner guards/dates on walkway of clubhouse should be replaced
- e) Light bulbs on entry areas need to be replaced.
- f) Flowerbeds at clubhouse to be updated, hose removed
- g) Pipe connected to Windmill will be checked before moving forward to cover/camouflage ground cover.
- h) Cut down dead tree in front of Burrville and Klemme
- i) Nine trees to be trimmed in the park, Cut down dead trees (5). Estimate for trimming and removal forthcoming from Brian, our landscaper.

Facilities Report:

- a) Sign missing on Hickory Lane and Chestnut – To be replaced
- b) D.Dwornik to handle painting of signs
- c) DC Electric submitted bid for the eight (8) lights to be replaced, \$7,800. Board agreed with work to be done. Motion made to accept bid by B.Johnson and second by D.Tero, approved by Board. Time frame is forthcoming for work to be done.
- d) DC Electric worked on poles, will give estimate for new lead to R.Peterlin on 7/22 to determine what can be done.
- e) Fountain – 2 Bids have been received, pricing markedly different. Will present further on Vince & Aquatic Weed. Would like to have a larger pump but is not feasible at this time. Will check third party for more information as to what is better for our particular sized lake.

- f) Lake can only easily support 2 ½ HPW for pump, otherwise pond lining will be damaged, further research to determine next move.
- g) Entry on Cedar – lighting has arrived but certain bushes must be removed before work can be done.

Old Business:

- a) Cedar Lane – Landscaping stone to be moved to Windmill. Measurements will be taken to determine North or South placement. Done as of July 21, 2022
- b) Review current commercial vehicles illegally parked. Notices of the types of commercial vehicles prohibited on driveways will be added to website.
- c) 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: No Comments

Adjournment: Regular meeting was adjourned at 8:09 p.m.