

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION**

**1, 2 & 3**

**BOARD MINUTES – May 19, 2022**

**Called to Order:** 7:09 p.m. by Ray Peterlin, HOA Board President

**Board Member Roll Call:** Denise Gray, Ray Peterlin, Dwight Dwornik, Bonnye Johnson, Ozzie Durrett, and Three (3) homeowners were present.

**Review and Approval of Minutes:**

Minutes from April 14, 2022 meeting were read, reviewed and approved as presented. Motion to accept by Ray Peterlin, seconded by Bonnye Johnson 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: No Report**

Attorney who manages Willow Brook Estates Homeowners Assoc. 1,2,3 for M. W. Brady was in a car accident.

**Management: Billing for Late Fees and Financial Report**

ARMS (Management Company) promptly sent Financial Report.

**Financial Report:**

The Board was updated on status of outstanding association dues and unpaid special assessment. Information discussed by the Board is listed below:

Association dues paid:	119	Unpaid:	41		
Special Assessment paid:	50%	Unpaid:	50% (Approximate percentages)		
Cash Reserve	\$ 5,342	Checking	\$47,266	New Homers Acct.	\$42,478
Operational Costs 2022	\$56,568	Operating Income:	\$38,396		
Outstanding Homeowners Balance:	\$122,146.30				

Bonnys Johnson recommended more specific details in Budget Report, e.g.. Specific information for Petty Cash payouts. There were no additional questions or concerns voiced at this time. Report accepted by the Board.

**Code Enforcement Report:**

Denise Gray distributed a revised Code Enforcement Violations Forms to members. The new form combined information and easier for homeowners to understand. One violation was sent to a homeowner after a resident reported the uncut lawn to the Board. The resident did not attend Code Violation Hearing on May 19, 2022.

**Beautification Report:**

Bonnys Johnson has items to put out at entrances and by the Clubhouse.

**Facilities Report:**

The Board discussed the new lawn vendor company's quality and lack of honoring specifics as agreed to in the contract. The Board prioritized projects for the use of Special Assessment funds. 1. Lighting in the Park 2. New Landscaping at Cedar Lane. 3. Removal of wood fence in the Park area. Denise Gray asked homeowners whose property borders the park if they wanted the fence taken down. Six Homeowners – No, fourteen Homeowners – Yes  
One of the Board Members called for a vote to remove the remaining fences from the Park and Clubhouse Areas. Five members voted Yes and 1 member voted No.

**Old Business: Concert in the Park Weeknight Event 6 to 8**

This activity will happen if funds are available in the Budget.

**New Business: Election of Board Officers**

The following members were voted to offices on the HOA Board. President, Ray Peterlin, Vice President, Johnny Davis, Treasurer, Ozzie Durrett and Kathleen Singleton, Secretary

**Adjournment:** Meeting adjourned at 8:50 p.m.