

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION  
1, 2, & 3**

**BOARD MINUTES-April 15, 2021**

**Called to Order: 7:14 pm**

**Attendance: Dwight Dwornik, Denise Gray, Ray Peterlin, Doris Scott and Kathy Singleton**

**Minutes were read and approved from April 15, 2021. Minutes are posted on Website and sent to Homeowners via email.**

**Legal Council: M. Bray Law Firm is communicating with [Redacted] estate fees owed to Association. The HOA was updated on amount owed for past assessments.**

**Management: March Financial Statement was received from ARMS.**

**Financial Report: Dwight distributed Budget Report dated for years 2016-21. The report included Bill Payment List as of March 31, 2021. \$19,000 was received from Homeowners for yearly assessments. Two contractors, McCloud Aquatics & Sureinsure was paid in full. The report was discussed by Board members.**

**Financial Goal for 2021 is to collect all/most of the money Homeowners owe. There was a discussion of a Special Assessment to complete projects planned for several years.**

**The house on [Redacted] has filed Bankruptcy, owing over 17,000 in assessments and violations to the HOA. Denise Gray motioned to eliminate amount from the financial report and seconded by Dwight Dwornik. This motion was approved by remaining HOA Board members.**

**Architectural Review Committee: [Redacted] request for a deck upgrade at [Redacted] Lane was approved unanimously.**

**Code Enforcement Report: The HOA has not been able to find a building inspector to inspect homes for violations of the Willow Brook Estates Homeowners By-Laws. The Board decided to temporarily establish a Committee, consisting of R. Peterlin, D. Gray & D. Scott to begin assessing housing for violations. There was a discussion regarding having ARMS send out notices for Code Violations.**

**Beautification Committee Report: No Report**

**It was noted that weeds are growing out of the rocks at entrances. Mr. Peterlin will speak with landscaping regarding weeds.**

**Facilities Report: HOA Board members approved the quote for repairing sidewalk outside Club House. The cost is \$475.00.**

**Old Business: HOA Board Members discussed which projects in the Budget could get completed this year: Prices for lights around park, what to do with tree stumps, place mulch around newly planted trees.**

**New Business: A Homeowner attended meeting to inquire about regulations for extension of his patio & adding a shed. He was directed to the By Laws & to submit an Architectural Review Form and call Will County for specifics.**

**Schedule a Clean Up day of branches in Park area. Place wire around water pipes.  
Investigate installing electric heat in Clubhouse**

**Meeting Adjourned 8:40 pm**