

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

**BOARD MINUTES- June 17, 2021**

Called to Order: 7:15 pm

Roll Call: Members present were Dwight Dwornik, Denise Gray, Ray Peterlin, and Kathy Singleton

**REVIEW AND APPROVED LAST MONTH'S MINUTES:** Minutes were read and approved from May 19, 2021, motioned by Denise Gray, second by Dwight Dwornik, approved unanimously. Minutes are posted on Website and sent to Homeowners via email.

**LEGAL COUNCIL REPORT:**

Two properties are in foreclosures: [Redacted], [Redacted]  
[Redacted]

M. Bray Law Firm has confirmed a buyer for [Redacted] The new Homeowner's names are [Redacted] The new owners are submitting an Architectural Review Form for approval in order to receive a permit from Will Township.

[Redacted], has been located and was informed of the fees past due on the vacant lot owned by his [Redacted] Court. He has been asked to clear the debt of \$4,900.85 and then the property could be sold to an interested buyer.

**MANAGEMENT:**

Financial Reports have been submitted to the Homeowners Association in a timely manner. 38 Homeowners have not paid yearly assessment. Dwight Dwornik contacted ARMS regarding 2 different figures on the monthly and yearly reports.

**ARCHITECTURAL REVIEW COMMITTEE REPORT:**

Homeowners Association requested a sample of the exterior material and a color for the Lot [Redacted]

Tom Scartozzi submitted a Review for Flagpole and Homeowner of Lot 24901 requested [Redacted] Motioned to Approve by Ray Peterlin and seconded by Kathy Singleton, approved unanimously.

**CODE ENFORCEMENT REPORT:**

Denise Gray and Kathy Singleton conducted Code Violation inspections in May. Thirty-two Homeowners were issued violations and ten concrete came in for meeting with the review

committee. Ray Peterlin has contacted another vendor to schedule a meeting regarding conducting Code Violation Inspections for HOA.

**BEAUTIFICATION COMMITTEE:**

Mr. Peterlin spoke with landscaping regarding spraying weeds by the Windmill Area, Light Areas and on Chestnut.

**FACILITIES REPORT:** HOA Board members approved the quote for concrete jacking repair on sidewalk outside Club House. The cost is \$475.00. The sidewalk is scheduled for repair on May 24<sup>th</sup>.

The Board also discussed obtaining bids for entrance ways signs that need painting & replacing fences with the rails that the Association has stored. After reviewing the budget, only these projects are affordable at this time.

**OLD BUSINESS:** HOA Board Members decided which projects could be completed this year (listed in the Facilities report). Prices for repairing lights around park and paving the sidewalk around the pond will have to wait until additional funds are available.

**NEW BUSINESS:** Dwight Dwornik has arranged a pizza party at Aurelio's in Crete for people who assisted with last year's cleanup in the park. A clean up day needs scheduling in the Park area and a bid is required for installing electric heat in clubhouse.

Board member, Kathy Singleton, presented a flyer for a "Meet and Greet" for new homeowners. Ray Peterlin also suggested a concert in the Park in August/September. He has spoken to a local band member regarding a Concert. Ray Peterlin motioned to plan a "Meet and Greet" with the Concert in the Park in August/September, seconded by Dwight Dwornik, approved unanimously.

Meeting Adjourned 8:30 pm