

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION

1, 2 & 3

BOARD MINUTES –September 15, 2022

Called to Order: 7:04 p.m. by Ray Peterlin, HOA Board President

Board Member Roll Call: Dwight Dwornik, Denise Gray, Ray Peterlin, Bonnye Johnson, Ozzie Durrett and Kathleen Singleton. 2 homeowners were present.

Review and Approval of Minutes:

Minutes from August 18, 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 – Names of Homeowners (18), who owe \$1,600 or more, were sent to the Attorney to file liens against the homes.

Management:

ARMS (Management Company) is bringing up to date the current assessments, special assessment payments, billing for late fees and other fines.

Financial Report:

2022 Dues Paid: 132 Unpaid: 29

2022 Special Assessment Paid: 98 Unpaid: 63

Cash Reserve \$6,342 New Homeowners' Acct: \$43,978 Checking Account \$49,321

Outstanding Homeowners Balance as of September 1, 2022 - \$104,419

Update provided at next meeting.

Architectural Review Report:

None

Code Enforcement:

The Committee did not issue any Violations to Homeowners for September, because of the low response to previous notifications. A member suggested distributing notices to homeowners who repeatedly violate codes.

Beautification Report:

- a) Waiting for completion of Entry Way to complete Cedar Lane project.
- b) Fall Mums and Greenery have been placed in flowerpots at entry ways and Clubhouse.

Facilities Report

- a) TruGreen was selected to winterize and fertilize the common grounds in the community. Fountain – 2 Bids have been received, pricing markedly different. Vince Neri & Aquatic Weed will submit a bid for lake fountain. The HOA discussed the size of the fountain for the lake. Bonnye Johnson moved to place a 5-horsepower fountain in the Lake, approved unanimously by Board. This project will become completed from funds from this year and next year. would like to have a larger pump but is not feasible at this time. A third party will be contacted for more information regarding the best size for the lake.
- b) Vincent Neri met with Bonnye Johnson and Dwight Dwornik to measure and discuss Windmill project for Cedar Lane. An estimate is needed for the Island with the windmill.
- c) The Board is contacting a vendor for an estimate to fill in holes in the ground, from the removal of the fences.

Old Business:

- a) Discuss removal of 9 dead trees in the park for next year.
- b) Review continued collection of outstanding fees and assessments by ARMS. The Board is requesting additional notices sent to Homeowners not in compliance.

New Business:

- a) Discuss ideas for 2023 which include possible Meet & Greet or Concert on the Lake.
- b) Crete Fire Station 2 was conducting an Open House on September 24th

Meeting opened to Homeowners for open discussion:

- a) A new Homeowner has purchased Lot 111 on Mulberry and discussed his plans for a new home. The Board discussed Will Township Regulations and Requirements. The Board also directed the new resident to the Willow Brook Estates 1, 2, 3 Website for Rules and Regulations.

Adjournment: Ray Peterlin moved to adjourn meeting, seconded by Kathy Singleton at 8:50 p.m.