

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION

1, 2, & 3

BOARD MINUTES – April 18, 2024

CALLED TO ORDER: 7:05p.m. by Bonnye Johnson, HOA Board Vice President.

ROLL CALL: Board Members present were Dwight Dwornik, Bonnye Johnson, Deborah Tero, Todd Thoreson, Chris Ratuszny

REVIEW AND APPROVED LAST MONTH'S MINUTES:

March 21, 2024 minutes were reviewed and approved. Minutes will be posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

FINANCIAL REPORT: Tabled

NEW BUSINESS:

Buildium Accounting Software:

Software tailored for HOAs, user friendly and gives our membership access to their individual accounts to monitor activity ex., payments, invoices, notifications of communications and activities to their accounts, as well as making payments. Board members will have access to monthly reports as well as some information of the membership's accounts. There are other great features that will facilitate efficiency in the management of WBE by both Us and ARMs. The cost is \$156 per month with no start-up fee. ARMS projects that the transition to Buildium could be done by May 1. Transition to Buildium was approved by a 5 vote via email of April 9-10, 2024

Legal Consult:

ARMS has advised us of the need to have legal representation at least on an as needed basis. Chris Ratuszny will research and make a recommendation.

FACILITIES REPORT:

Dwight Dwornik reported on the following lake issues in need of addressing:

1. Erosion- BMS Landscape can bring in dirt to reinforce the perimeter
2. Dredging of the lake of years of leaves and other vegetation resulting in sludge and murky appearance
3. Deterioration of concrete retention wall will eventually result in the loss of the lake water with spillage into the nearby homeowners properties.

Awaiting bids on erosion and dredging. It would cost ~\$50,00 to dredge the whole lake BMS proposed to do a portion for \$800. Dwight will do a test of chemicals for their effectiveness to reduce the vegetation. It was agreed our priority should be the concrete retainer wall. Will search for a contractor, also contact Tony Recupito, Highway Commissioner and the Army Core of Engineers regarding approval process and recommendations.

CODE ENFORCEMENT: No Report

BEAUTIFICATION: No Report

COMMUNICATION COMMITTEE: Tabled

MEMBERSHIP PARTICIPATION:

Complaints of Private Park for WBE 123 sign removed and not replaced also recommendation of Prohibition of Motorized vehicles sign should also be installed. Deborah Tero will investigate getting signs.

2024 BOARD ELECTION/ELECTION OF OFFICERS/COMMITTEE POSITIONS: Tabled

Meeting Adjourned 8:35p.m.