

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES- May 18, 2023

Called to Order: 7:10p.m. by Ray Peterlin, HOA Board President

Roll Call: Board Members present were Ozzie Durrett, Dwight Dwornik, Denise Gray, Bonnie Johnson, Ray Peterlin, Chris Ratuszny

REVIEW AND APPROVED LAST MONTH'S MINUTES:

Minutes were read and approved from April 20, 2023 motion by Bonnie Johnson, seconded by Dwight Dwornik, approved unanimously by Board. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

LEGAL COUNCIL REPORT:

Home on Mulberry Lane \$7000.00 in arrears unknown if anyone living there either sold or renting; Attorney Minelli is following up.

MANAGEMENT: No Report

FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS

Ozzie Durrett, Dwight Dwornik continues to complain of the timeliness of receiving financial reports from ARMS.

Ozzie Durrett reported balances as follows:

New Homeowners Acct:	\$37,675.00
Reserve Account:	\$6342.67
Checking Account:	\$33,462.00
Outstanding Homeowners Balance:	\$140,036.97

ARCHITECTURAL REVIEW COMMITTEE REPORT:

Tonya McGowan Lot 51 submitted for approval 10x12 shed and replacement of front light post. Ray Peterlin moved to approved, second by Ozzie Durrett unanimously approved. Eric Jones Lot 124 submitted for approval changing siding to home & soffit start date is 5/24/23. Ray Peterlin moved to approve, second by Ozzie Durrett unanimously approved.

CODE ENFORCEMENT REPORT:

Denise Gray reported inspections done on May 12 resulted in 62 violations. This year we have changed the procedure for hearings as previously notified via letter and on our website. There will be time at the next general meeting scheduled for June 15 to address, show compliance or discuss concerns.

BEAUTIFICATION COMMITTEE:

Bonnye Johnson reported focus is enhancement of Cedar Lane entrance at the windmill which is the major entrance to the subdivision. As well as cleaning up and updating landscape around

the clubhouse. Also strategically placing solar lights at Cedar Lane entrance due to resident complaints of low visibility at night.

FACILITIES REPORT: No report

OLD BUSINESS:

Ray Peterlin reported on fountain's electrical issue and needed replacements parts are being obtained at no cost to WBE.

NEW BUSINESS:

Property Lien versus Personal Lien discussed as a new process for obtaining arrears owed. Dave's Tree Service submitted bid for removal of dead trees and tree limbs in the park. Ray Peterlin will get another bid to compare.

Ray Peterlin motioned to adjourn the Regular Meeting at 8:06 p.m. Seconded by Chris Ratuszny Approved unanimously by the Board.

Meeting Adjourned 9:00p.m.