

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION**

**1, 2, & 3**

**BOARD MINUTES – July 25, 2024**

**CALLED TO ORDER:** 7:00p.m. by Bonnye Johnson, HOA Board Vice President.

**ROLL CALL:** Board Members present were Ozzie Durrett, Denise Gray, Bonnye Johnson, Chris Ratuszny, Kathy Singletary, Dwight Dwornik

**REVIEW AND APPROVED LAST MONTH'S MINUTES:**

April 18, 2024; May 16, 2024 minutes were reviewed and passed.

**FINANCIAL REPORT:**

Ozzie Durrett reported the following balances ending June 30, 2024:

Operating: \$21,766.14

Reserve: \$1,343.06

New Home Checking: \$37,924.00

Total: \$61,033.20

Current Outstanding Assessments: \$121,220.99

**OLD BUSINESS:**

**Buildium Accounting Software:**

Transition process not complete

**Legal Consult:** Chris Ratuszny reported potential legal consultant is handling a federal trial case and has not been available.

**Signage for Park:**

No Report

**FACILITIES UPDATE REPORT:**

Dwight Dwornik reported

All mailboxes have been painted, entrance signs and background fencing have been completed. The large street signs remain to be painted. Repair of the east side lake spillwell has been completed and the water level of the lake has increased. It has been recommended it would be cost effective to purchase 200 catfish approximate cost of \$500 to naturally dredge the pond. It was further recommended to purchase 2 to 3 other types of fish for balance.

**CODE ENFORCEMENT:**

Denise Gray reported there were 78 violations for June. Next inspection scheduled for July.

**BEAUTIFICATION:**

No report

**COMMUNICATION COMMITTEE:**

No report

**MEMBERSHIP PARTICIPATION:**

N/A

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

Meeting Adjourned 8:30p.m.