

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES-JANUARY 19, 2023**

Called to Order: 7:11 p.m. by Ray Peterlin, HOA Board President

Roll Call: Members present were Dwight Dwornik, Denise Gray, Bonnye Johnson, Ray Peterlin, Kathy Singleton, and Deborah Tero. 3 HOA members were present.

REVIEW AND APPROVED LAST MONTH'S MINUTES: Minutes were read and approved from December 15, 2022, motion by Bonnye Johnson, seconded by Ray Peterlin, approved unanimously by Board. Minutes are posted on Willow Brook Estates Homeowners Association, 1, 2, 3 Website.

LEGAL COUNCIL REPORT:

Ray Peterlin has requested an outline from Attorney Minelli regarding the cost to refile judgments against homeowners whose judgements are expiring. Dwight also requested the attorneys to put a lien on the property to collect past due funds and attorney's fees. The Board also discussed and approved action against a homeowner, to accept an agreement with the Bank, in place of getting sued.

SIGNING BOARD MEMBER OATHS, NOMINATIONS OF BOARD POSITIONS AND APPOINTING 2023 BOARD POSITIONS

Bonnye Johnson nominated Ray Peterlin for President, seconded by Deborah Tero, approved unanimously.

Ray Peterlin nominated Bonnye Johnson Vice President, seconded by Kathy Singleton, approved unanimously.

Denise Gray nominated Kathy Singleton for Secretary, seconded by Bonnye Johnson, approved unanimously.

Deborah Tero nominated Ozzie Durett for Treasurer, seconded by Kathy Singleton, approved unanimously.

Elected Board members signed oaths after the appointments.

MANAGEMENT: WAITING FOR DECEMBER STATEMENTS

FINANCIAL REPORT: UPDATES ON MONTHLY REPORTS

**SECURITY DEPOSIT WITHDRAWS FOR NON-PAYING MEMBERS ACCOUNTS COLLECTIONS
TOTAL \$9,303.23**

UPDATE NUMBERS ON ASSESSMENTS AND SPECIAL ASSESSMENTS 2022 – Late fee on Special Assessment \$50 and \$375 for Annual assessments.

NEED TO REVIEW NEW ACCOUNTING FIRMS FOR 2023 YEAR ENDING

The Board will be looking into security deposit withdrawals for nonpaying members accounts collections. ARMS will send out letters to members who owe at the end of the year. There is an estimated 16% of homeowners who have not paid yearly or special assessments.

Dwight Dwornik reported balances as follows:

| | |
|--|---------------------|
| New Homeowners Acct: | \$46,978.23 |
| Reserve Account: | \$6342.47 |
| Checking Account: | \$3,612.88 |
| Unpaid Bills: | \$1,560.00 |
| Outstanding Homeowners Balance: | \$111,550.70 |

ARCHITECTURAL REVIEW COMMITTEE REPORT: SOLAR PANEL UPDATES NO APPROVAL BY OUR HOA, HOWEVER APPROVED BY WILL COUNT ON MULBERRY

The new Homeowner submitted additional plans for the foundation and dimensions of the house to be built at 2913 E. Mulberry Ct. Approved by the Board.

CODE ENFORCEMENT REPORT: FINES SET AT \$100.00 PER WEEK ON 24615 S. MULBERRY LANE, INCREASED GARBAGE IN BAGS AND 4 DUMPSTER CARTS STARTING WEEK OF JANUARY 16TH.

Ray Peterlin called Realtor, Baird and Warner regarding garbage cans.

BEAUTIFICATION COMMITTEE: NEW DECORATIONS IN THE SPRING

FACILITIES REPORT:

Lake Fountain has been delivered. The Board will solicit bids for the installation of electricity for the Lights.

OLD BUSINESS: BIDS ON LANDSCAPING FOR 2023, SELECTION OF VENDORS FOR 2023

The Board discussed landscaping bids for 2023. Three Bids were submitted for fertilization in Willow Brook Estates: Trugreen, BMS Lawn Care and Spring Green. After reviewing all information, Deborah Tero motioned to select Spring Green, seconded by Ray Peterlin, majority approved, 1 against.

The Board discussed previous Lawn Care vendors and decided to retain Zenere Services for April/May 2023 – November 2023 for mowing, cutting, and trimming. Motioned by Bonnye Johnson, seconded by Ray Peterkin, approved unanimously.

NEW BUSINESS: 2023 PROJECTS – STAINING CLUBHOUSE, FENCING ON PILLARS, TREE TRIMMING PARK, OTHER IDEAS FOR AREA

The Board will continue discussion on upgrading the Clubhouse's building and landscaping around the building. The Board will resume discussion on investigating a Collection Agency to collect past due funds.

Meeting Adjourned 8:30 p.m.

