

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES – January 23, 2025

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

BOARD MEMBERS PRESENT: Dwight Dwornik, Todd Thoreson, Ozzie Durrett, Chris Ratuszny, David Goodwin, Denise Gray, Bonnye Johnson

REVIEW AND APPROVED LAST MONTH'S MINUTES:

November 21, 2024, and December 19, 2024, minutes were reviewed motion to pass made by Chris Ratuszny second by Denise Gray and unanimously passed.

FINANCIAL REPORT:

Ozzie Durrett reported the following balances ending December 2024:

Operating: \$1,314.51

Reserve: \$1,343.12

New Home Checking: \$37,174.00

Total: \$39,831.63

Current Outstanding Assessments and fines due: not available at this time.

OLD BUSINESS:

Buildium Accounting Software:

Transition to Buildium still in process.

Report of Review of Membership Balances:

Bonnye Johnson reported on zoom meeting held December 6, 2024, to review membership balances. In attendance was Mary Amador, Denise Gray and Bonnye Johnson. Late fees added to late fees were removed, as well as late fees due to non-payment of special assessment. Also, fees carried over from previous management company with no record of the cause of the balance were also removed.

NEW BUSINESS:

COMED Billing:

Electric bill extremely high, there are four accounts, need to identify location of meters in relation to the accounts and the area they cover. Chris Ratuszny will reach out to Mary Amador and COMED to investigate.

Landscape:

Awaiting proposal from BMS Lawn Care

Event Day:

Chris Ratuszny proposed to conduct an event day that would focus on spring cleanup , medication disposal and garage sell that would include partnering with Republic Garbage and Will County. Chris will research the particulars for this type of event.

EXECUTIVE SESSION:

Legal Consult: Bonnye Johnson will get contact information from Mary Amador to make an appointment. Denise Gray, Chris Ratuszny, Dwight Dwornik will attend this meeting.

Board Member Status: Board member position was opened for replacement due to inability to attend minimum number of meetings by unanimous vote.

Election to Board Officers: Tabled

Meeting Adjourned 8:25p.m.