

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3
BOARD MINUTES – November 21, 2024

CALLED TO ORDER: 7:07p.m. by Bonnye Johnson, HOA Board Vice President.

ROLL CALL: Board Members present were Denise Gray, Bonnye Johnson, Dwight Dwornik, Todd Thoreson, Ozzie Durrett, Chris Ratuszny

REVIEW AND APPROVED LAST MONTH'S MINUTES:

October 17, 2024, minutes were reviewed motion to pass made by Chris Ratuszny second by Ozzie Durrett, and unanimously passed.

FINANCIAL REPORT:

Bonnys Johnson reported the following balances ending September 2024:

Operating: \$7,114.99

Reserve: \$1,343.10

New Home Checking: \$37,174.00

Total: \$45,632.09

Current Outstanding Assessments and fines due: \$130,550.99

OLD BUSINESS:

Buildium Accounting Software:

Powerpoint overview of Buildium was given by Mary Amador. Complete transfer of membership records and balances will be done after the board meet with ARMS to confirm membership balances. Zoom meeting scheduled for December 6, 2024 10am.

Executive Session:

Legal Consult: Board agreed to meet with KSN Attorneys who specialize in HOAs after the holidays.

2025 Budget: After considerable discussion over the lack of funds and the inability to fund upcoming projects, motion made by Dwight Dwornik to increase assessments to \$450 rather than \$425 as previously board approved; failed due to no second of motion. It was agreed that efforts should be focused on those members who are in arrears.

Meeting Adjourned 9:28p.m.