

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION
1, 2, & 3**

BOARD MINUTES- August 19, 2021

Called to Order: 7:00 pm

Roll Call: Members present were Dwight Dwornik, Denise Gray, Ray Peterlin, Kathy Singleton, and Deborah Tero.

REVIEW AND APPROVED LAST MONTH'S MINUTES: Minutes read and approved from July 15 2021, motioned by Dwight Dwornik second by Denise Gray, approved unanimously. Minutes are posted on Willow Brook Estates, 1,2,3 Website.

LEGAL COUNCIL REPORT:

Claudio Cabe's son paid past due money owed to the Homeowners Association. The HOA sent a list of Homeowners to the Attorney for collection of past due funds.

MANAGEMENT:

ARMS sent a list of all Homeowners and funds due to the HOA.

FINANCIAL REPORT:

Dwight distributed Budget Report to the Board. The Board discussed the total amount due consisting of Association yearly fees and code violations payments. The Board is requesting the Homeowners' Attorney to contact Homeowners regarding placement of funds owed in Collections.

ARCHITECTURAL REVIEW COMMITTEE REPORT:

No new projects submitted for review.

CODE ENFORCEMENT REPORT:

Forty Homeowners were issue violations and fifteen met with the review committee. Some homeowners were repeat violations.

BEAUTIFICATION COMMITTEE:

The Board discussed the bid received to remodel the landscaping at Chestnut and Burrville and Klemme Rd. entrances. Motion by Deborah Tero, second by Dwight Dwornik, approved unanimously to accept the bid.

FACILITIES REPORT:

The Board discussed continuing replacement of fences with the rails that the Association has stored. Two vendors are preparing bids for discussion and approval at next meeting.

The Board discussed the deterioration of the deck and the safety hazard of keeping it in place. Ray Peterlin motioned to remove deck and fencing and replace only the front of deck, second by Kathleen Singleton, approved unanimously. The Association will look for companies to complete this work.

OLD BUSINESS:

The Board discussed future projects that need addressing to maintain the quality and beauty of the community. These projects include replacement of signs and posts in the community, lighting in the park area, continuing replacement of fencing, paving path around the pond and tuck pointing the pillars at the entrances.

The Board did not decide on a “Night in the Park Event” or a “Meet and Greet” for new homeowners.

NEW BUSINESS:

Ideas for 2021

Meeting Adjourned 8:20 pm