

WILLOWBROOK ESTATES COMMUNITY ASSOCIATION 1,2,3

MEETING MINUTES FOR MAY 16, 2019

Special Guest – Mr. Cal Ramirez

-Mr. Ramirez is a Licensed Home Inspector who is hired to serve as an impartial party in determining those homeowners who are in violation of standards set forth in the Willowbrook Homeowner Association Bylaws and Rules and Regulations.

-This will take the responsibility away from Willowbrook board members.

-Once a month he will slowly drive thru our community looking for violations.

-Mr. Ramirez will submit all violation reports along with photos to the management company who in turn will convey them to the Willowbrook board members.

-Mr. Ramirez states that he will also be concerned about any safety issues that he observes and offer suggestions.

Homeowner Question: Due to weather conditions such as rainy season, is that taken into consideration?

Answer: Mr. Ramirez states, yes, he will take into consideration the time of year

Mr. Ramirez was thanked for coming out to our meeting.

7:16 PM MEETING CALLED TO ORDER

Board Members in Attendance:

Ray Peterlin (President)

Dwight Dwornik (Treasurer)

Denise Gray (Board Member)

Yulanda Johnson (Board Member)

David Johnson (Board Member)

8 Homeowners also present at meeting.

Approve Minutes – Minutes from previous meeting in March not available for approval.

Management Report – Not yet received from management company.

Financial Committee Report – Dwight Dwornik

As of April 30, 2019: Total income of \$12,275.10 which includes \$10,929.39 from assessment income.

Total expenses of \$6,387.21, leaving a net income of \$5,887.89.

- New Owners Escrow Account: \$53,999.66
- Cash Reserves: \$11,139.09
- Approximately 3 weeks ago 3 individuals fraudulently wrote checks against our Account. Fortunately, Chase Bank stopped payment on the checks.
- Chase Bank in the process of reopening new accounts.
- Approximately \$85,000 owed by homeowners for back assessments and fines. Currently speaking with attorneys to see if/how we can collect.
- Homeowner Question: How long have we been requiring security deposits from new homeowners?
- Response: Per Ray, approximately since 2000.
- Current homeowner assessments collected so far this year is approximately \$41,000. Usually 10% of the total amount due from homeowners goes uncollected.

No reports for Architectural Review, Code Enforcement, Beautification and Community Relations Committees.

- Above committees in need of volunteers.
- Ray would like to have block committee people who would be willing to get the word out to neighbors by volunteering as a communications spokesperson.

Facilities Management Report – Dwight Dwornik

- Ray and Dwight met with Highway Commissioner regarding drainage and road on Poplar.
- Park clean up done on April 20th. Thanks to all who participated!
- 24 trees cut down and about 18 burned. Second clean up scheduled for this Saturday, 5/18, at 8:30 AM.
- Homeowner concern: People do not know about the clean ups; need to get communication out.
- Response: Ray brought up that the website exists and how difficult it has been in the past to get homeowners to not only come to the meetings but also to volunteer.

Old Business

1. Lights (big accomplishment): Worked with management company and Com Ed with park lighting which saved our community money.
2. Fencing: Have bids that breaks installation into 3 phases
 - Unable to get a loan
 - Homeowner special assessment of \$335 would cover some of the cost. Special assessment would need to go out to homeowners for a vote.
 - Homeowner Question: Do we really need a fence? Could money be better invested in redoing entrance/street signs?
 - Response: Ray pointed out the aesthetic look that the fencing provides for our community. He also pointed out that it also serves as a boundary/separation for homeowners and common area. He worries that homeowners may want to try and put up all

types of different fencing to maintain that boundary and the effect would not look pleasing to the community.

-Dave spoke with Lori Summers regarding special assessment to be placed on tax bill and she stated that you must have a referendum.

New Business – Ray Peterlin

- Met with professional electrician from area to get estimate for properly rewiring outside of club house and around pump.
- Met with vendor to discuss grinding up 48 tree stumps (cost \$850 and \$150 cleanup)
- Complaint made at prior meetings regarding geese remains around park path. Will rent 2 male swans to control geese population. Vendor to drop off swans Monday, 5/20, and will pick them up in October. Vendor will be responsible for their care and feeding.
- Homeowners have concerns about coyotes in the area and small pets. Will put concern on website.

A homeowner in attendance brought up the use of solar panels. Ray informed the homeowner that it would have to be approved and he told him the process that he would have to go through.

No Motions Made

8:44 PM MEETING ADJOURNED

Respectfully submitted,

Yulanda Johnson

