

# **Willow Brook Estates Community Association, Inc. 1, 2, 3 Board Meeting Minutes, November 17, 2022**

**Present:** Ray Peterlin, Dwight Dwornik, Denise Gray, Bonnye Johnson

Meeting called to order at 7:06pm

## **Review and Approval of Minutes:**

Minutes of October 20, 2022 reviewed. Motion made to accept by Denise Gray, seconded by Dwight Dwornik unanimously passed.

## **Legal Council Report:**

Ray Peterlin reported still waiting for updated status report of delinquent accounts from attorney.

## **Financial Report:**

Dwight Dwornik reported balances as follows:

- New Homeowners Account: \$46,288.23
- Reserve Account: \$6342.37
- Checking Account: \$39,537.43
- Unpaid Bills (not cleared): \$28,569.32
- Checking Balance: \$10,968.11
- Fixed Costs: \$4378.36
- Left to Spend: \$6589.75
- Outstanding Homeowners Balance: \$109,775.70

## **Bids:**

Landscaping: Zeneer Landscaping submitted bid for year 2023 tabled till December waiting on other submissions.

TrueGreen submitted a bid for a total of 4 Applications. Ray Peterlin will request discount for prepayment.

## **Architectural Review:**

No report

## **Code Enforcement:**

No Report

## **Beautification Report:**

Bonnye Johnson reported on plans for Christmas Decorations at club house and signage at Klemme & Burville. Also reported new entry way lighting are blinding when leaving the

development due to space where picket fencing does not meet the ground; suggest to temporarily do what resident voluntarily did at Chestnut until the picket fencing can be replaced. It was also suggested to see if light fixture could be tilted up some.

**Old Business:**

Park Lights Update:

Ray Peterlin reported D&G Electronics balance for work done thus far is \$1475. They also submitted a bid to bring in a new line to repair the break. Ray Peterlin made motion to pay the balance of \$1475 and to accept the submitted bid seconded by Dwight unanimously passed.

Water Fountain Update: Selection of Water Fountain horsepower made. Will be purchased now and installed next year in spring.

**New Business:**

Resident's proposed payment agreement for arrears reviewed. Its acceptance pending.

Ray Peterlin proposed a 50/50 Pot raffle (\$25) fundraising event. The drawing and announcement of winner would take place at the Fountain Lighting Ceremony. Ray will discuss with ARMS regarding logistics.

It appears that the electricity at Cedar Lane entry is connected to electrical meter located on Creekside in WBE Unit 4. Question is are we being billed and paying for the lighting in WBC Unit 4? Will review billing statements and consult with COMED.

Board members up for reelection for 2023 and have agreed to run again are as follows:  
Ray Peterlin, Denise Gray, Kathleen Singleton and Bonnie Johnson

Motion to adjourn made by Denise Gray, seconded by Dwight Dwornik at 8:21pm.