

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION

1, 2 & 3

BOARD MINUTES – June 23, 2022

Called to Order: 7:08 p.m. by Ray Peterlin, HOA Board President

Board Member Roll Call: Denise Gray, Ray Peterlin, Bonnye Johnson and DeBorah Tero, Ozzie Durrett

One homeowner was present

Review and Approval of Minutes:

Minutes from May 19, 2022 meeting were read, reviewed and approved as presented. Motion to accept by DeBorah Tero, seconded by Bonnye Johnson and unanimously approved by the Board. Minutes are posted on the Willow Brook Estates Homeowners Association 1, 2, 3 Website for review by homeowners.

Legal Council Report:

No Report

Management:

ARMS (Management Company) is bringing up-to-date, current assessment, special assessment payment, billing for late fees on association dues and other fines.

Financial Report:

Update will be sent by Mr. Durrett on current status of assessments paid and outstanding vs. information from last month.

R.Peterlin will check with management to send out letters for special assessment for those who have not paid to date.

From June Report:

Dues Paid: 119 Unpaid: 41
Special Assessment Paid: 50% Unpaid: 50%
Cash Reserve \$5,342 Checking \$47,266 New Homers Acct: \$42,478
Operations Costs 2022 \$56,568 Operating income: \$38,396
Outstanding Homeowners Balance as of June 23, 2022 - \$122,146.30
Update will be provided at next meeting

Architectural Review Report: One roof to be replaced, specs submitted to Board were review and approved.

Code Enforcement: Hearing was held earlier today. Results of attendance and fines will be review at next meeting

Beautification Report:

- a) Flowers were placed on entry ways
- b) Weeds in flower beds to be sprayed (all entries)
- c) B.Johnson taking care of flower beds, edging was inadequate to stop weeds
- d) Corner guards/dates on walkway of clubhouse should be replaced
- e) Light bulbs on entry areas need to be replaced.

Facilities Report:

- a) Sign missing on Hickory Lane and Chestnut – To be replaced
- b) D.Dwornik to handle painting of signs
- c) D&G Electric submitted bid for the eight (8) lights to be replaced, \$7,800. Board agreed with work to be done. Motion made to accept bid by B.Johnson and second by D.Tero, approved by Board. Time frame is forthcoming for work to be done.
- d) Fountain – 2 Bids have been received, pricing markedly different. Will present further on Vince & Aquatic Weed. Would like to have a larger pump but is not feasible at this time. Will check third party for more information as to what is better for our particular sized lake.

Old Business:

- a) Cedar Lane – Landscaping stone to be moved to Windmill. Measurements will be taken to determine North or South placement.
- b) Review current commercial vehicles illegally parked
- c) Review continued collection of outstanding fees and assessments

New Business:

Discuss ideas for 2022 which include possible Meet & Greet Concert on the Lake during the summer.

Meeting opened to Homeowners for open discussion: No Comments

Adjournment: Regular meeting was adjourned at 8:08 p.m.