

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6**  
**AUGUST 8, 2023 BOARD MEETING MINUTES 7:00 PM**  
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**Board:** John Weatherspoon- President  
Anthony Koetzle- Vice President  
Ray Peterlin- Secretary/Treasurer  
Clara Voyles- Director  
Sue Kalweit – Director  
John Graham - Director

**KMC Consulting:** Barb Scully

*Approved  
9-12-2023*

All Minutes prior to 8/8/23 meeting have been approved. No minutes to approve.

**The Financials as of the 6/30/23 Financial Statement:**

Income: \$3,947.77  
Expenses: \$3,495.14  
Total income less expenses: \$ 452.63  
Cash Balances: \$75,232.04  
Delinquencies as of 6/30/23 \$86,332.83 (38 Total Accounts –23 Prior Year)

**The Financials as of the 7/31/23 Financial Statement:**

Income: \$3,685.65  
Expenses: \$3,944.55  
Total income less expenses: \$ -254.99  
Cash Balances: \$74,977.05  
Delinquencies as of 7/31/23 \$84,071.83 (32 Total Accounts –20 Prior Year)

A motion was made to approve the June and July Financial by Ray Peterlin. The motion was seconded by John Graham. All board members present approved the motion.

Contracts to ratify since last meeting: None

A motion was made to approve a \$600.00 donation to Firehouse for the use of the clubhouse by Ray Peterlin. The motion was seconded by John Graham. All board members present approved the motion.

Violation hearing: A violation hearing was scheduled for a member. The member did not show up. The member will receive a \$500.00 monthly fine.

**Topics to discuss:**

1. Fountain Tabled
2. Mulch - KMC Consulting, LLC getting an adjusted quote. Tabled
3. Web Site - A motion was made to approve a web site for the association for the cost of \$400.00 initial set up and \$30.00 monthly by Ray Peterlin. It was seconded by John Graham. All board members present approved the motion.

Meeting adjourned at 7:40 PM.