

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6  
OCTOBER 10, 2023 BOARD MEETING AGENDA 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 (absent)  
John Graham – Director

Approved  
11-14-2023

KMC Consulting: Barb Scully  
Kenneth McCracken

The 9/12/23 Minutes were presented to the board. A motion to approve the minutes was made by Clara Voyles and seconded by Ray Peterlin. All board members present approved the minutes.

The Financials as of the 9/30/23 Financial Statement:

Income: \$623.52

Expenses: \$2,501.81

Total income less expenses: \$ -1,878.29

Cash Balances: \$71,253.26

Delinquencies as of 9/30/23 \$85,602.58 (28 Total Accounts – 9 Current Year - 19 Prior Year)

A motion to approve the 9/30/23 Financial Statement was made by Anthony Koetzle and seconded by Ray Peterlin. All board members present approved the financial.

Contracts to ratify since last meeting: None

Topics to discuss:

1. Member violation hearing - Violations were discussed with the member. All will be resolved by 11/1/23.
2. Architectural Review request hearing – Owner to submit plans to be reviewed by the architectural review committee and will check with Will County requirements.
3. 2024 Budget – The 2024 budget was submitted to the board. A motion was made to approve the 2024 budget by Ray Peterlin and seconded by Anthony Koetzle. All board members present approved the motion.
4. McCloud Aquatics Quote – A quote for 20,153.13 for the 2024 – 2025 lake and pond treatment was presented to the board. If paid early the price will be \$19,331.75. A motion to approve the quote was made by Anthony Koetzle and seconded by Clara Voyles. All board members present approved the quote.
5. C & T Lawn – A quote of \$125.00 to lightly till the existing soil, seed the areas, apply starter fertilizer to areas and install a straw seed blanket to hold in and protect the seed on bare spots on island was presented to the board. A motion to approve this quote was made by Anthony Koetzle and seconded by John Graham and Clara Voyles. All board members present approved the motion.

KMC Consulting will look into rates to move approximately \$14,000.00 out of the operating into a higher account will be researched and sent to the board.

The meeting was adjourned at 8:10 PM.