

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6
SEPTEMBER 12, 2023 BOARD AND MEMBER MEETING MINUTES 7:00 PM**

MINUTES WERE APPROVED AT THE 10/10/23 BOARD MEETING.

Board: **John Weatherspoon- President**
 Anthony Koetzle- Vice President
 Ray Peterlin- Secretary/Treasurer
 Clara Voyles- Director
 Sue Kalweit – Director (Absent)
 John Graham – Director (Absent)

KMC Consulting: **Barb Scully**
 Kenneth McCracken

Members: **One member present at the meeting**

6:30PM **Website review with Paula**

Meeting called to order at 7:00PM

The minutes of the 8/8/23 Board Meeting were presented. A motion to approve the minutes was made by Anthony Koetzle and seconded by Ray Peterlin. All board members present approved the minutes.

The Financials as of the 8/31/23 Financial Statement:

Income: \$980.55

Expenses: \$2,826.05

Total income less expenses: \$ -1,845.50

Cash Balances: \$73,131.55

Delinquencies as of 8/31/23 \$85,581.58 (31 Total Accounts – 12 Current Year - 19 Prior Year)

A motion to approve the 8/31/23 Financial Statement was made by Anthony Koetzle and seconded by Clara Voyles. All board members present approved the financial.

Contracts to ratify since last meeting: None

A mulch quote for the islands for \$4,680.00 was presented to the board. A motion to approve the quote was made by Ray Peterlin and seconded by Anthony Koetzle. All board members present approved the motion.

The 2024 Meeting Schedule was presented to the board. The schedule is the same as 2023. A motion to approve the 2024 meeting schedule was made by Anthony Koetzle and seconded by Ray Peterlin. All board members present approved the schedule.

A member's violation was discussed. KMC Consulting will be sending out 25-violation notice to members from an inspection that was completed of the community.

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The board meeting was adjourned at 7:10 PM.

The member meeting was called to order at 7:33 PM.

The Financials as of the 8/31/23 Financial Statement:

Income: \$980.55

Expenses: \$2,826.05

Total income less expenses: \$ -1,845.50

Cash Balances: \$73,131.55

**Delinquencies as of 8/31/23 \$85,581.58 (31 Total Accounts – 12 Current Year - 19
Prior Year)**

**A motion to approve the 8/31/23 Financial Statement was made by Ray Peterlin and
seconded by Clara Voyles. The financial was approved.**

Contract to Ratify:

Mulch quote of \$4,680.00 was approved at the open meeting.

Meeting opened up to the member.

Meeting was adjourned at 7:40PM.