

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6  
MAY 14, 2024 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 (Absent)  
John Graham – Director (Absent)

KMC Consulting: Barb Scully  
Kenneth McCracken

Tony - 1st  
Sue - 2nd  
All board present  
Approved  
6-11-2024

Meeting called to order at 7:00PM.

3/12/24 Board and Member Minutes were presented. A motion to approve the minutes was made by Clara Voyles and seconded by Anthony Koetzle. All board members present approved the motion.

The Financials as of the 3/31/24 Financial Statement:

Income: \$15,264.13  
Expenses: \$20,772.36  
Total income less expenses: \$ -5,508.23  
Cash Balances: \$77,399.94

The Financials as of the 4/30/24 Financial Statement:

Income: \$11,634.88  
Expenses: \$1,195.18  
Total income less expenses: \$ 10,439.70  
Cash Balances: \$87,839.54

A motion to approve the March and April financial was made by Ray Peterlin and seconded by Clara Voyles. All board members present approved the motion.

CD Renewal is coming 5/16/24. A motion was made to renew the CD by Anthony Koetzle and seconded by Clara Voyles. All board members present approved the motion.

Brueck Construction submitted a quote to repair the fence around the park for \$1,250.00. A motion to approve this quote was made by Anthony Koetzle and seconded by Clara Voyles. All board members approved the motion.

A violation hearing was scheduled. Unit owner did not show up. A motion was made to fine the unit owner \$50.00 a week until violation is cleared. The motion was seconded. All board members present approved the motion.

The association is going to research options to get a light put in by the sign at the entrance by Chalis and Buried Oak.

Meeting was adjourned at 7:35PM.