

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6  
JUNE 11, 2024 BOARD AND MEMBER MEETING MINUTES 7:00 PM  
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Board:

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

KMC Consulting:

Barb Scully  
Kenneth McCracken

Four Members present at the meeting.

4/14/24 Board Minutes were presented. A motion to approve to minutes was made by Anthony Koetzle and seconded by Sue Kalweit. All board members present approved the minutes.

The Financials as of the 5/31/24 Financial Statement:

Income: \$4,586.92  
Expenses: \$3,598.58  
Total income less expenses: \$ 988.34  
Cash Balances: \$88,827.98

Total Past Due as of 5/31/24 \$82,465.98  
45 Past Due Accounts (21 Prior Year)

A motion to approve the 5/31/24 Financial Statements was made by John Graham and seconded by Sue Kalweit. All board members present approved the motion.

CD Renewal was renewed for \$19,074.72 with a rate of 4.784%. New maturity date is 6/16/25.

A motion was made to move \$17,000.00 from the reserve account to a CD by Sue Kalweit and seconded by John Graham. All board members present approved the motion. This was approved at a prior meeting also.

The association is going to research options to get a light put in by the sign at the entrance by Challis and Buried Oak. Currently being worked on.

Brueck Construction submitted a quote for \$6,750.00 to construct a gravel roadway from blacktop road to the pond in the park, straight through cedar gateway to allow access for pond maintenance vehicles. A motion was made to approve the quote by Sue Kalweit and seconded by John Graham. All board members present approved the quote. This work will be done in August/September when the ground is completely dry.

Board meeting adjourned at 7:25 PM.

The member meeting was called to order at 7:30 PM.

The May financials were present to the members.

Member's questions or concerns were discussed.

Member meeting was adjourned at 8:10 PM.

1st - Clara  
and - Tony  
present  
All approved  
8-13-24