

**WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6**

P.O. Box 336  
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**UPDATED 2024 Meeting Schedule**

**NEW LOCATION AND TIME**

March 12<sup>th</sup> Board & Member Meeting 7:00

May 14<sup>th</sup> Board Meeting 7:00

June 11<sup>th</sup> Board & Member Meeting 7:00

August 13<sup>th</sup> Board Meeting 7:00

September 10<sup>th</sup> Board & Member Meeting 7:00

**October 8<sup>th</sup> Board Meeting 6:30 NEW MEETING LOCATION**

**November 12<sup>th</sup> Board & Member Meeting 6:30 NEW MEETING LOCATION**

**December 10<sup>th</sup> Board Meeting & Annual Meeting 6:30 NEW MEETING LOCATION**

**STARTING WITH THE OCTOBER 8, 2024 MEETING, THERE IS A NEW LOCATION FOR MEETINGS.**

**THE NEW MEETING LOCATION IS AT THE CRETE PUBLIC LIBRARY  
1177 N. MAIN STREET CRETE, IL 60417**

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6  
August 13, 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

KMC Consulting: Barb Scully  
Kenneth McCracken

The meeting was called to order at 7:00PM.

6/11/24 Board 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 minutes.

The Financials as of the 6/31/24 Financial Statement:

Income: \$2,595.36  
Expenses: \$2,139.10  
Total income less expenses: \$ 456.26  
Cash Balances: \$89,284.24

A motion to approve the June Financial was made by Clara Voyles and seconded by John Graham. All board members present approved the June financial.

The Financials as of the 7/31/24 Financial Statement:

Income: \$2,046.42  
Expenses: \$8,049.06  
Total income less expenses: \$-6,002.46  
Cash Balances: \$84,281.60

Total Past Due as of 7/31/24 \$82,712.64  
34 Past Due Accounts (20 Prior Year)

A motion to approve the July Financial was made by Ray Peterlin and seconded by Anthony Koetzle. All board members present approved the July financial.

Will County Sheriff Officer Haag spoke to board about the service the association receives.

Violation Hearing – One unit owner appeared. Violation was discussed.

Light by Sign: Proposal from DG Electric \$7,075.00 A motion to approval the proposal was made by Anthony Koetzle and seconded by Ray Peterlin. All board members present approved the motion.

Brueck Construction for driveway in park, the work is complete.

McCloud Aquatic will be called to look at all pumps in the lake.

A call will be placed to Enbridge Pipeline to see when the pipeline area is scheduled to be trimmed.

KMC Consulting will be get quotes for two dead trees on the turnaround on Timberline Trail.

Will County Animal Control will be called about at a dog bite incident with a unit owner of the association.

The meeting was adjourned at 8:30PM.

1st - Clara Voyles  
2nd - Tony Koetzle  
all Board present  
approved  
9-10-2024