

WILLOW BROOK ESTATES COMMUNITY ASSOCIATION UNITS 5 & 6
October 8, 2024 BOARD MEETING MINUTES 6:30 PM
Page 1 of 1

*1st Clara Voyles
2nd John Graham
all Board members present
approved
11-12-24*

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

KMC Consulting: Barb Scully
Kenneth McCracken

Call Meeting to order at 6:30 PM

9/10/24 Board and Member Minutes were presented to the board. A motion to approve the minutes was made by Sue Kalweit and seconded by Clara Voyles. All board members approved the minutes.

The Financials as of the 9/30/24 Financial Statement was presented:

Income: \$1,271.40
Expenses: \$6,906.24
Total income less expenses: \$-5,634.84
Cash Balances: \$75,550.64

Total Past Due as of 9/30/24 \$80,067.11
29 Past Due Accounts (20 Prior Year)

Nine Current Year accounts went to the attorney on Sept 17, 2024

A motion to approve the September 2024 Financial was made by Clara Voyles and seconded by John Graham. All board members approved the September 2024 Financial.

Macias quote for \$3,040.00 for 19 dead trees in park. Brueck Construction quote was \$4,850.00. A motion to approve the \$3,040.00 Macias contract was made by Sue Kalweit and seconded by Clara Voyles. All board members approved the motion,

Dead trees by Poplar Lane Sign
\$375.00 for all trees and stumps - Macias
\$185.00 for one dead tree by sign - C & T Lawn

A new quote will be requested from Macias for one tree. A motion was made if the quote is lower than \$185.00 it would be approved. This motion was made by Ray Peterlin and seconded by Anthony Koetzle. All board members approved the motion.

D & G Electric \$7,075.00 invoice for light by sign. This invoice wont' be paid until Will County Issues the permits and light is working,

Brueck Quote for park area
\$3,650.00 Add additional dirt, grade area, grass seed and straw mesh protection
This was tabled until the spring.

2025 Election information is being added to the website October 10, 2024.

A drainage issue was brought up. A vote to have the association discuss with the owner was requested. No action was given. This ended the discussion. The association will not get involved with this issue.

The pipeline did a nice job clearing the area.

Meeting was adjourned at 7:05PM.