

Westlake Townhome Owners Association

Board of Directors Meeting

March 16, 2022

Minutes

1. CALL TO ORDER

Carla Kurtz called the meeting to order at 7:00 PM.

Present: Tim Cherwin, Carla Kurtz, Steve Hochberg
Rosie Reiter, Jim Lennon, John Pappanduros, Harvey Johnson

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the February 16, 2022 Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None

Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Johnson Aye

Reiter Aye

Pappanduros Aye

The Minutes from the February 16, 2022 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police did not attend the meeting.

3. FLOOR INQUIRES

A. Violation Notices

None

B. General Questions

Nicki Cross from 207 Spring Court asked the Board to reconsider the decision that she needed to move out of the property by March 31, 2022 because she is in violation of the no rental policy. The unit owner was not in attendance. The Board stated that she was already given an extension in December that the entire Board agreed upon. Many friends and neighbors spoke on Nicki's behalf. The Board members explained that they must follow the rules and regulations that are in place for Westlake. The fine for renting was explained. After a lengthy discussion, the Board agreed she would need to be out by March 31, 2022 or fines will be issued to the unit owner at a rate of \$50.00 per day.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin stated we are working on pricing for the 2022 projects. Garage door panels will need to be addressed. We have two quotes currently and waiting on a third quote. Door color was also discussed. Two doors within Westlake will be painted white with different trim options to see what looks the best. Tim noted that 88 units will be painted this year and 49 roofs replaced this year.

Jerry Young from 259 Edgewater Drive has submitted an exterior modification form to install a Sun-setter awning. The Committee has discussed and was looking for Board input. Tim suggested we need to come up with specific guidelines regarding this, as there is nothing relating the awnings in the current rules and regulations. Color, mounting brackets, electrical were all mentioned. The Board decided this will be discussed further at the April Committee Meeting.

b. Landscape Maintenance

Jim Lennon reported landscape has been quiet. Year to date snow removal fees are \$51,748.00. Winter tree trimming is now complete. Spring cleanup is scheduled to begin on March 17, 2022.

Renee Tzouras from 219 Lakeshore Lane submitted a landscape modification request. The Board of Directors noticed that the request appears to be outside the deeded boundaries of the property and can not issue an approval letter.

c. Rules Committee

No Report at this time

d. Social & Recreation Committee

Rosie Reiter reported that the Bunco Group continues to have a nice turn out.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of February 2022 total expense were \$71,000.00. We had a surplus for the month of \$37,600.00. The year-to-date deficit is \$63,000.00. Cash and Investments were up \$30,400.00. Receivables were down \$2,350.00. Total assets are up \$27,900.00. Liabilities were up \$170.00. Total equity was up \$27,700.00. Delinquencies were down three units and \$4,500.00. Mike also noted that a \$250,000.00 treasury note has been purchased with a .78% return.

f. Nominating Committee

No Report

g. Clubhouse Decorating Committee

No Report

h. Garden Committee

No Report

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

B. Gym Floor Replacement and Upgrades

Paul Henderson reported that the new gym floor is being manufactured along with the wall mats. The new basketball hoop ready to be installed. Sport court still hopes to have the project complete by March 31, 2022.

C. Deck Replacement on Clubhouse

A bid from Upscale Remodeling of Sugar Grove was reviewed. The proposal includes rebuilding the deck on the clubhouse and installing a handicap lift. The total cost of the project is \$64,582.00.

Steve Hochberg made a motion to approve the proposal from Upscale Remodeling. Jim Lennon seconded the motion. The deposit of \$2,000.00 was discussed. Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Johnson Aye

Reiter Aye

Pappanduros Aye

The motion is approved.

6. NEW BUSINESS

A. Written Violation Notices

None

B. Garage Door Replacements

Garage door replacements were covered under the committee reports.

C. Mulch Proposal

A proposal from Premier Landscape to mulch the tree rings and the clubhouse beds was discussed. The mulch will come from the Village of Bloomingdale. The cost will be \$6,300.00.

Rosie Reiter made a motion to approve the mulch proposal from Premier Landscape.

John Pappanduros seconded the motion. Discussion: None. Vote

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Johnson Aye

Reiter Aye

Pappanduros Aye

The motion is approved.

D. Bookkeeping Contract Renewal

Mike Grilli presented the renewal contract for the bookkeeper. The new monthly fee will be \$2610.00 per month starting April 1, 2022. It was mentioned that all the cost associated with the bookkeeper have been rising. Discussion: None Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Johnson Aye

Reiter Aye

Pappanduros Aye

The motion is approved.

7. ADJOURNMENT

The Meeting was adjourned at 7:55PM. The next Board Meeting is scheduled for Wednesday April 20, 2022 at 7:00 PM.

Minutes Recorded by Paul W. Henderson