

# Westlake Townhome Owners Association

## Board of Directors Meeting

### April 20, 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

Association Manager: Paul Henderson  
Absent: Harvey Johnson  
Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

#### 2. APPROVAL OF MINUTES –

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

Hochberg	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Johnson	Absent
Reiter	Aye
Pappanduros	Aye

The Minutes from the March 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

Jamie Elms from 341 Colony Green Drive wanted to know about changing the colors on her building as she is scheduled for painting this year. She had a signature page from most of her neighbors stating they also would like to change the colors. It was noted that a change in colors doubles the price of the painting project and exterior maintenance is already looking at being over budget this year. She was asked to attend the next committee meeting to discuss further.

### 4. COMMITTEE REPORTS

#### a. Exterior Maintenance

Tim Cherwin reported we had a light month with \$2,245.00 spent in March. Tim noted an overage of \$65,000.00 in spending for the year. Higher material costs along with limited supplies contributed to the increased spending. Proposals for the upcoming projects will be discussed under new business.

#### b. Landscape Maintenance

Jim Lennon reported that landscaping came in \$72,000.00 under budget this year. Light spending on snow was the major contributing factor. Spring clean up has been hampered by wet weather and saturated turf. The winter bush trimming around the clubhouse has been completed. Paul Henderson noted that the contractor performing the restoration for AT&T was not doing a very good job. The Village Engineer was called and inspected the area with Paul. He agreed they need to do a better job and will contact the contractor.

#### c. Rules Committee

No Report at this time

#### d. Social & Recreation Committee

Rosie Reiter reported that Joyce O'Malley will oversee the garage sale this year. The garage sale will take place in June. Dates to be determined.

#### e. Finance and Treasurer's Report

Mike Grilli reported for the month of March 2022 total expense were \$52,500.00. Revenue for the month totaled \$99,200.00. We had a surplus for the month of \$46,700.00. The year-to-date deficit is \$16,400.00. Cash and Investments were up \$50,300.00. Receivables were down \$14,600.00. Total equity was up \$46,800.00. Overall assets were up \$46,900.00. Delinquencies were down five units and \$5,000.00. Mike noted that March is the end of the fiscal year and he has contacted the auditor to set up a date for field work.

f. **Nominating Committee**

It was noted that Harvey Johnson and Rosie Reiter are up for election this year.

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. Deck Replacement for the Clubhouse**

Paul Henderson reported plans have been submitted to the Village for permitting.

6. **NEW BUSINESS**

**A. Written Violation Notices**

None

**B. Tuck Pointing Pricing**

Paul Henderson noted we have found a new company to perform tuck pointing and brick replacement. It was noted that the labor rate is \$75.00 per hour, per man and \$3.80 per brick replacement.

**C. Gym Lighting Upgrade**

A proposal from High Line Electrical was discussed. It was noted that the gym lighting is very dim. Currently about 6000 lumens are being put out by each fixture. The new proposal will be for 20,000 lumens per fixture. The cost of the upgrade will be \$850.00. Steve Hochberg made a motion to approve the lighting upgrade. Tim Cherwin seconded the motion. Discussion: None. Vote

Hochberg	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Johnson	Absent
Reiter	Aye
Pappanduros	Aye

The motion is approved.

**D. Storage Bins for the Pool Area**

Paul Henderson noted the Park District would like to replace the bins they use currently to a wire mesh bin. The current bins cause mold. The Board was in agreement to change the bins.

**E. Painting, Roofing, Concrete, Woodwork**

Tim Cherwin reported the Exterior Maintenance Committee had reviewed and recommended approval of the following bids for the summer of 2022.

J&L Services Woodwork Project	\$13,440.00
Hines Lumber Wood Materials	\$2,400.31
J&L Services Painting Project	\$65,680.00
Sherwin Williams Stain	\$11,000.00
All For 1 Roofing Project	\$297,935.00
RJ Concrete Concrete Project	\$52,746.00

Tim Cherwin made a motion to approve the listed projects as presented. Steve Hochberg seconded the motion. Discussion None. Vote:

Hochberg Aye  
Cherwin Aye  
Kurtz Aye  
Lennon Aye  
Johnson Absent  
Reiter Aye  
Pappanduros Aye

The motion is approved.

**F. Door Replacement Project**

Tim Cherwin continued the discussion on replacing the garage door panels. It was explained that the panels we currently use are almost impossible to find anymore. The Masonite panels are no longer cost effective and have been shown not to hold up very well. The Exterior Maintenance Committee has reviewed the proposals and the samples that were brought in. The Committee feels the Clopay 4050 raised panel is the best option. The panel will have elegant short raised panels and will be in the color of white. Door T handles and Weather Stripping (Door Stop) will be included in the price.

8 foot door	\$1144.00
16 foot door	\$1877.00
T Handle and Door Stop	\$195.00

This years project consists of 55 8 foot doors and 33 16ft doors.

The total cost for the project will be \$142,021.00

Tim Cherwin made a motion to approve DC Garage Door to perform the door replacement project for the 88 units that are being painted this year. Specifications are listed above. Rosie Reiter seconded the motion. Discussion: None Vote:

Hochberg Aye  
Cherwin Aye  
Kurtz Aye  
Lennon Aye  
Johnson Absent  
Reiter Aye  
Pappanduros Aye

The motion is approved.

7. **ADJOURNMENT**

The Meeting was adjourned at 8:35PM. The next Board Meeting is scheduled for Wednesday May 18, 2022 at 7:00 PM.

Minutes Recorded by Paul W. Henderson