

Westlake Townhome Owners Association

Board of Directors Meeting

June 15, 2022

Minutes

1. CALL TO ORDER

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

Present: Tim Cherwin, Carla Kurtz, Rosie Reiter, Jim Lennon, John Pappanduros, Edward Dosz

Association Manager: Paul Henderson

Absent: Steve Hochberg

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

***Election of Officers**

John Pappanduros made a motion to keep the officers the same as last year.

President-Carla Kurtz, Vice President-Jim Lennon, Secretary-Steve Hochberg, Treasurer-Mike Grilli. Tim Cherwin seconded the motion. Discussion: None Vote:

Hochberg Absent

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Reiter Aye

Pappanduros Aye

The motion is approved.

2. APPROVAL OF MINUTES –

John Pappanduros made a motion to approve the Minutes from the May 18, 2022 Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Hochberg Absent

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Abstain

Reiter Aye

Pappanduros Aye

The Minutes from the May 18, 2022, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violation Notices

None

B. General Questions

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that expenses for the month of May were \$140,000.00. The painting project is now 50% complete. Roofing project has 6 of 7 building complete. Wood work project is 99% complete. Concrete project will begin in late summer. Garage door panels are on order. Tim explained that because of unforeseen expenses on the roofing and garage door panels this year that no color changes will happen this year on the units.

b. Landscape Maintenance

Jim Lennon reported that expenses were \$23,435.00 for the month of May. Weather has been a problem over the last month. We have had rain or excessive heat on the day we are serviced all month. The crews have worked around the conditions and continue to perform well. We have been informed that AT&T will be starting work again on the installation of the fiber network.

c. Rules Committee

No Report at this time

d. Social & Recreation Committee

Rosie Reiter reported the Pet and Bike Parade will take place on July 9th, 2022. Robert Kozak has agreed to run Wacky Water Days this year. Bunco is going along well. The Corn Roast will take place on August 13th, 2022. Finally, the Garage Sale will be this weekend.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of May 2022 total expense were \$220,000.00. That left a deficit for the month of \$121,649.00. Cash and Investments were down \$118,000.00. Receivables were down \$7,000.00. Assets were down \$124,000.00. Liabilities were up \$370.00. Total equity was down \$124,200.00. Delinquencies were up 4 units and \$400.00. The audit team completed field work today.

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. Deck Replacement for the Clubhouse

Paul Henderson reported the work on the deck is moving along. The repairs to the roof under the deck will be complete this week. Concrete has been removed and replaced to accommodate the lift. Decking will be installed next week, weather permitting.

6. NEW BUSINESS

A. Written Violation Notices

Mrs. Habib from 223 Applewood Lane submitted a written letter regarding the trash can violation she received. Letter attached. The letter explained the reason for the cans not being brought in.

Tim Cherwin made a motion to waive the fine at 223 Applewood Lane. Jim Lennon seconded the motion. Discussion: None Vote:

Hochberg Absent

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Reiter Aye

Pappanduros Aye

The motion is approved.

B. Park District Request For Pool

Paul Henderson reported the Bloomingdale Park District reached out regarding letting the Roselle Park District use our pool for water aerobics on Monday, Wednesday and Friday's. Roselle is having pool problems and have no place to hold the class currently. After a brief discussion it was agreed to offer the following terms to the Roselle Park District. The rate will be \$50.00 per hour. The times would be M-W-F from 8:30am to 9:30am. Paul Henderson will convey this information to the Bloomingdale Park District.

7. ADJOURNMENT

The Meeting was adjourned at 7:21PM. The next Board Meeting is scheduled for Wednesday July 20, 2022 at 7:00 PM.

Minutes Recorded by Paul W. Henderson