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Westlake Townhome Owners Association

Board of Directors Meeting

Annual Meeting

June 1, 2022

Minutes

A. CALL TO ORDER

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

Present: Carla Kurtz, Jim Lennon, Steve Hochberg,
Harvey Johnson, Rosie Reiter, John Pappanduros and Tim Cherwin
Treasurer: Mike Grilli (Present)
Association Manager: Paul Henderson (Present)

B. Introduction of Directors, Officers and Others

The Board introduced themselves to the residents in attendance.

C. Establishment of Annual Meeting Notices to Owners

Carla Kurtz confirmed with the Board and the Manager that proper notice had been given and notices had been mailed for the 2022 Annual Meeting.

D. Establishment of a Quorum

Carla Kurtz confirmed that with the number of residents in attendance and the number of proxies received that a quorum had been established. (54 Proxies and 14 Present.)

Election Procedure

A. Proxy Committee

Carla Kurtz asked if the Proxy Chairperson is present. Wally Krentz of 183 Acorn Lane is the Proxy Chairperson and is present.

B. Appoint two Election Judges

Carla Kurtz stated that we need volunteers to serve as Election Judges, along with Wally Krentz of 183 Acorn. Carol Lemke of 201 Edgewater Drive and Carylon Palmert of 257 Lakeshore Lane agreed to serve as Election Judges along with Paul Henderson, Manager.

C. Balloting and Proxy Procedure

Carla Kurtz explained that members must sign in to vote. Carla went on to explain that the members must be current in their monthly assessment to vote and that only one vote per unit may be cast.

D. Present of Proxy

Carla Kurtz asked if anyone that had filled out a proxy vote would like to withdraw that vote and vote in person. Nobody pulled their proxy vote.

E. Report from Nominating Committee

Carla Kurtz reported that Tim Cherwin is the Nominating Chairperson.

Tim Cherwin stated that there are two (2) openings for Board Members each for 3-year terms. Tim further stated that we have 2 candidates that are running: Rosie Reiter and Edward Dosz.

F. Nominations from the Floor

Carla Kurtz asked for nominations from the floor. Seeing none, the floor was closed.

G. Candidate Speeches

Each of the candidates gave brief speeches about why they would like to serve on the Board of Directors. Resumes attached.

H. Balloting

Carla Kurtz asked for all present to cast their votes.

I. Counting of the Ballots and Proxies

Wally Krentz along with Carol Lemke and Carolyn Palmert, Paul Henderson, Manager then proceeded to count all proxies and ballots.

General

A. State of the Association

Attached to these minutes.

B. Committee Reports

1. Architectural and Exterior Maintenance

TIM CHERWIN, Chairman of the Exterior Maintenance stated that we were over budget last year. This was mainly caused by the increased price of materials. Tim stated we are starting to replace the garage door panels with new metal doors. This project will take about five years to complete. We are currently in year three of the ten years roofing project. The deck on the clubhouse is being replaced this year and the clubhouse parking lot will be replaced in the upcoming years.

2. Finance

MIKE GRILLI, Treasurer reported on the financial state of the Association. Mike mentioned that the Financial Report is available to all members, (COPY ATTACHED) but the final report from the Auditors has not been received as of this date.

Mike said that the Association Dues are now \$193.00 per month. Reserve accounts may be needed to help fund some of the upcoming projects.

2. Landscape Maintenance

JIM LENNON reported we now use Premier as our landscape contractor. We are meeting with their management on a weekly basis and performing site visits. The Landscape expenses came in under budget. The winter months brought snow, cold and ice and Spring had heavy rains. The landscape committee continues to address drainage issues throughout the complex along with addressing fenced in yards that need attention.

3. Rules

STEVE HOCHBERG reported that the Rules Committee did not make any changes to the rules and regulations this year. Steve stated parking rules may be addressed in the upcoming months.

4. Social Activities

ROSIE REITER reported on the Social Activities.

Rosie announced that that the following events are planned for this year: Garage Sale, Bunco, Wacky Water Days, Pet and Bike Parade and the Annual Corn Roast.

C. Treasures Report

Mike Grilli covered all items in the Finance Report. His report is attached.

D. General Question and Answer Period

Wally Krentz of 183 Acorn asked what the \$12,000.00 in equipment was. Mike Grilli replied and was furnishings and equipment in the clubhouse.

Edward Dosz of 265 Lakeshore Lane asked if we make any money from the water aerobics program the Park District runs. It was reported that we make \$25.00 per hour for the water aerobics classes. Membership has been down in those classes after Covid.

Dennis McConnell of 216 Oakwood Lane asked if the budget reflects inflation. Mike Grilli reported the budget is done many months in advance.

E. Announcement of Election Results

Carla Kurtz reported the tallies results from the proxies and ballots.

Rosie Reiter	57 Votes
Edwad Dosz	56 Votes
Mary Bagger	01 Votes
Mrs. Dosz	01 Votes

The 2022 Board Members Elect are:

Rosie Reiter and Edward Dosz elected for 3 years.

F. Adjournment

Carla Kurtz adjourned the meeting at 7:42 P.M.

Minutes by Paul W. Henderson