

Westlake Townhome Owners Association

Board of Directors Meeting

August 17, 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, Steve Hochberg

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 July 20, 2022 Board of Directors Meeting. Rosie Reiter seconded the Motion. Discussion: None

Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Reiter Aye

Pappanduros Aye

The Minutes from the July 20, 2022, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violation Notices

Mike Vozar from 239 Driftwood Lane asked if the Board could waive his fine for trash cans. He got home late and forgot to bring the cans in.

Rosie Reiter made a motion to waive the fine at 239 Driftwood Lan for trash can violation. Steve Hochberg seconded the motion. Discussion: None Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Reiter Aye

Pappanduros Aye

The motion is passed

B. General Questions

Mr. Kaleem from 223 Applewood Lane questioned what was considered proper swimwear. His family had to be asked to leave the pool and the argument became heated until the staff had to call the police. Paul Henderson stated he will research the matter and report back to the Board as soon as possible.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that expenses for the month of July were \$27,000.00. The painting project, woodwork and roofing projects are now complete. Concrete project will begin in late summer. Garage door panels are now being installed and we have had a lot of positive feedback. Tim noted Paul found a mistake in the roof billing and it was corrected.

b. Landscape Maintenance

Jim Lennon reported that expenses were \$17,000.00 for the month of July. Jim reported not much has changed over the last month. AT&T has almost completed the repairs from the fiber installation project. Jim asked Paul to reach out to the Village about getting more grass seed from AT&T to fill in some of the areas that did not grow very well.

c. Rules Committee

Steve asked that after the definition of proper swimwear is defined that staff post the rules throughout the clubhouse.

d. Social & Recreation Committee

Rosie Reiter reported the Corn Roast was a great success. It was noted the corn was exceptionally good. It was noted we need new burlap sacks to cook the corn with. Rosie will look on Amazon to see what is available. There we be a Halloween Party on October 29th at the clubhouse. Details to follow. Rosie stated there was a good deal of interest in Pickle Ball. Paul will get pricing on having one court stripped. It was noted the Kyle was not paid for working the corn roast all day and being a great help.

Rosie Reiter made a motion to pay Kyle \$150.00 for working the Corn Roast. Steve Hochberg seconded the motion. Discussion: None Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Reiter Aye

Pappanduros Aye

The motion is passed.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of July 2022 total expense were \$162,400.00. That left a deficit for the month of \$62,440.00. Cash and Investments were down \$61,000.00. Receivables were down \$1,500.00. Assets were down \$62,446.00. Revenue for the month was \$99,954.00. Delinquencies were down 10 units and down \$2,100.00. The audit will be discussed under new business.

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 done. The Village has approved the work and we are awaiting the lift to be inspected.

6. NEW BUSINESS

A. Written Violation Notices

Ms. Krauss sent in pictures of native plants in America. She had been issued a violation for an overgrown rear yard. After a brief discussion, it was decided to ask Ms. Krauss to attend the September Board Meeting. Paul will send her a letter.

B. Approval of Positive Pay at Bloomingdale Bank

Paul Henderson stated the Board has the information regarding Positive Pay from Bloomingdale Bank. It was noted that the service will cost \$55.00 per month.

Tim Cherwin made a motion to approve Positive Pay at Bloomingdale Bank. Edward Dosz seconded the motion. Discussion: None Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Reiter Aye

Pappanduros Aye

The motion is approved.

C. Audit Report Approval

Mike Grilli stated that the audit report had been adjusted and everyone has a copy in their package this month. Mike asked if anyone had any questions about the reports. No questions were asked.

John Pappanduros made a motion to approve the audit report for the period covering April 1, 2021 to March 31, 2022. Tim Cherwin seconded the motion. Discussion:

None Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Reiter Aye

Pappanduros Aye

The motion is approved.

The Board wanted to thank Rosie Reiter and the staff for all of their hard work on the Corn Roast!!

7. ADJOURNMENT

The Meeting was adjourned at 7:37PM. The next Board Meeting is scheduled for Wednesday September 21, 2022, at 7:00 PM.

Minutes Recorded by Paul W. Henderson



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August 17, 2022

- I. **Call to Order (Attendance Roll Call)**

- II. **Approve the Minutes from the July 20, 2022 Board Meeting**
Bloomingtondale Police Report

- III. **Floor Inquiries (Maximum of 30 Minutes)**
 - A. **General Comments**
 - B. **Violations**

- IV. **Committee Reports:**

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|------------------------------|--------------------|
| Exterior Maintenance | (Tim Cherwin) |
| Landscape Maintenance | (Jim Lennon) |
| Rules and Facebook | (Steve Hochberg) |
| Social Activities | (Rosie Reiter) |
| Finance & Treasurer's Report | (Mike Grilli) |
| Clubhouse Decorating | (Carla Kurtz) |
| Nominating | (Tim Cherwin) |
| Garden Committee | (John Pappanduros) |
| Legal Report | (Anthony Zac) |

- V. **OLD BUSINESS**
 - A. **Tabled Violations**
 - B. **Deck on Clubhouse Replacement**
 - C.
 - D.
 - E.

- VI. **NEW BUSINESS**
 - A. **Written Violation Notices**
 - B. **Approve Positive Pay at Bloomingtondale Bank**
 - C. **Approve Audit Reports**
 - D.
 - E.
 - F.

- VII. **Adjournment**