

# Westlake Townhome Owners Association

## Board of Directors Meeting

### October 19, 2022

## Minutes

#### 1. CALL TO ORDER

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

Present: Tim Cherwin, Carla Kurtz, Jim Lennon, Edward Dosz, Steve Hochberg  
Association Manager: Paul Henderson  
Absent: John Pappanduros  
Financial Consultant: Mike Grilli (Absent)

Pledge of Allegiance

Carla Kurtz noted that Rosie Reiter has resigned from the Board of Directors.  
Tim Cherwin made a motion to appoint Carol Lemke to fill the vacant board position until the next annual meeting. Jim Lennon seconded the motion. Discussion: None  
Vote:

Hochberg	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Dosz	Aye

The motion is approved.

#### 2. APPROVAL OF MINUTES –

Steve Hochberg made a motion to approve the Minutes from the September 21, 2022 Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None  
Vote:

Hochberg	Aye
Cherwin	Aye
Kurtz	Abstain
Lennon	Aye
Dosz	Aye
Lemke	Abstain
Pappanduros	Absent

The Minutes from the September 21, 2022, Board Meeting are approved.

#### Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

### **3. FLOOR INQUIRES**

#### **A. Violation Notices**

Mrs. Ismail from 267 Colony Green Drive stated she received a violation for trash cans being out the day after pickup. She stated that the cans that were out were not hers as she always puts them away the day of pickup.

Steve Hochberg made a motion to waive the fine at 267 Colony Green Drive for trash cans being out the day after pickup. Jim Lennon seconded the motion. Discussion: None  
Vote:

Hochberg	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Dosz	Aye
Lemke	Aye
Pappanduros	Absent

The motion is passed

Ms. Williams from 242 Pinewood Lane stated she received a violation for trash cans being out the day after pickup. Ms. Williams had received a previous violation for the same matter and paid it. She stated that the trash company often comes later in the day and she forgot to go back out and check. The Board explained that we have no control on when the trash is picked up. Ms. Williams stated she would be more diligent about returning the cans to the garage on the day of pickup.

Jim Lennon made a motion to waive half of the violation amount. Tim Cherwin seconded the motion. Discussion: None  
Vote;

Hochberg	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Dosz	Aye
Lemke	Aye
Pappanduros	Absent

The motion is passed.

### **4. COMMITTEE REPORTS**

#### **a. Exterior Maintenance**

Tim Cherwin reported that expenses for the month of September were \$47,000.00. The painting project, woodwork and roofing projects are now complete. The concrete project and garage door project were completed this month also. Tim noted that the higher cost of materials and the garage door project will cause an overage in the budget this year.

#### **b. Landscape Maintenance**

Jim Lennon reported that expenses were \$16,000.00 for the month of September. Jim reported leaf pickup will be the main focus now. Edging was completed on October 19th, 2022. The landscape committee hopes to come in under budget this year.

c. Rules Committee

No Report

d. Social & Recreation Committee

Will Need New Chairman moving forward.

e. Finance and Treasurer's Report

Mike Grilli was absent. No Report

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.

6. **NEW BUSINESS**

A. Written Violation Notices

None

B. Girl Scout Request

Girl Scout Troop #55306 requested the use of the clubhouse to hold meetings. They would like to meet on Thursday at 5pm and will clean up when they are done. All Board Members were fine with the request.

C. Snow and Landscape Renewals

Proposals for 2022/2023 Snow Removal and 2023 Landscape services were presented. The revised landscape proposal is for \$138,400.00. Snow fall pricing is based on the amount of snow for each push. The numbers are slightly higher than last year based on the increased cost of labor.

Steve Hochberg made a motion to accept the proposals for snow removal and landscape as presented by Premier Landscape. Tim Cherwin seconded the motion. Discussion:

None Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Lemke Aye

Pappanduros Aye

The motion is approved.

**7. ADJOURNMENT**

The Meeting was adjourned at 7:45PM. The next Board Meeting is scheduled for Wednesday November 16, 2022, at 7:00 PM.

Minutes Recorded by Paul W. Henderson