

Westlake Townhome Owners Association

Board of Directors Meeting

January 18, 2023

Minutes

1. CALL TO ORDER

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

Present: Carla Kurtz, Tim Cherwin, Jim Lennon, Edward Dosz, Steve Hochberg, John Pappanduros, Carol Lemke

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli (Absent)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the December 21, 2022 Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Lemke Aye

Pappanduros Aye

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

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. General Comments

None

B. Violations

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that we had an income of \$226.26 for the month. Sherwin Williams had made a billing error. Nothing else to report this month.

b. Landscape Maintenance

Jim Lennon reported that expenses were \$10,300.00 for the month of December. \$7,000.00 was spent on gutter cleaning and \$3,200.00 on tree maintenance. Snow removal has been at a minimum thus far.

c. Rules Committee

No Report

d. Social & Recreation Committee

No Report

e. Finance and Treasurer's Report

Mike Grilli was absent.

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

Vic Custardo from 225 Applewood Lane submitted a request to waive the fine at 225 Applewood for trash cans being out after pickup. Letter attached to the minutes. He stated that his tenants follow the rules and just made a mistake.

Tim Cherwin made a motion to waive the fine for 225 Applewood Lane for the trash can violation. Steve Hochberg seconded the motion. Discussion: None Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Lemke Aye

Pappanduros Aye

The motion is approved.

B. Clubhouse Hours Discussion

The idea of adjusting the clubhouse hours was brought up during a committee meeting. The clubhouse sits idle for hours on end, especially during the wintertime. Each member was asked to think about this moving forward. This will be an ongoing discussion for the next month or two.

C. Red Cross Authorized Provider

It was brought to the Board's attention that we struggle at times to get our life guard staff certified. Amanda Bond has volunteered to become a life guard trainer. In order for this to happen we need to register with the Red Cross. There is no fee to become an authorized provider. The Association could train outside guards in the future and show positive income from it. The Board all agreed to move forward with the process of becoming an authorized provider.

D. YE 2024 Budget Discussion

At the January 11th, 2023 finance committee meeting, Mike Grilli and the finance committee presented a budget for the upcoming year beginning on April 1, 2023. The fiscal year would end on March 31, 2024. Total operating expenses would be \$1,334,010.00 for the upcoming year. The new monthly assessment amount would be \$200.00 per month. It was noted that further increases would be needed in the upcoming years to continue with all the projects that are needed.

John Pappanduros made a motion to accept the budget as presented for the YE 2024.

The assessment amount would increase to \$200.00 per month. Edward Dosz 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 7:24PM. The next Board Meeting is scheduled for Wednesday February 15, 2023, at 7:00 PM.

Minutes Recorded by Paul W. Henderson