

Westlake Townhome Owners Association

Board of Directors Meeting

May 17, 2023

Minutes

1. CALL TO ORDER

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

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

Association Manager: Paul Henderson

Absent: John Pappanduros

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the April 19, 2023 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 Absent

The Minutes from the April 19, 2023, 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 spending was \$55,700 for the month of April. The 2023 Roofing project is almost complete. Woodwork project is 50% complete. Painting is just getting started. Garage doors have been ordered. The projects are being spread out this year to help with cash flow.

b. Landscape Maintenance

Jim Lennon reported that spending was \$21,431 for the month of April. The drainage items were completed and normal maintenance continues each week. Material for one retaining wall has been ordered and will be installed weather permitting.

c. Rules Committee

Paul Henderson noted that large trucks in driveways will need to be addressed in the future.

d. Social & Recreation Committee

The garage sale will take place on June 23 and 24 this year. Food options for the Annual Corn Roast are being looked into. Wacky Water Days will be held on July 12, 2023 and the event will be run by the lifeguards.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of April. Expenses were \$110,000.00. That left a deficit for the month of \$3,700.00. Cash and investments were down \$18,000.00. Receivables were up \$14,000.00. Assets were down \$3,900.00. Total equity was down \$3,600.00. Delinquencies were down two units and \$6,500.00.00. Mike noted the deficit for the year ending March 31, 2023 will be \$228,240.00 after adjustments. Mike also noted that the annual audit will begin on May 18, 2023.

f. Nominating Committee

Tim Cherwin reported that four positions were up for election in June 2023 and four resumes have been submitted. The annual meeting packet has been mailed to all owners of record.

g. Clubhouse Decorating Committee

No Report

h. Garden Committee

Flowers will be purchased for the front of the clubhouse soon.

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

B. Clubhouse Hours Discussion

Tim Cherwin we would continue to monitor usage of the clubhouse for the summer months and look at making changes to the clubhouse hours after Labor Day.

6. NEW BUSINESS

A. Written Violation Notices

Rajesh Arora from 205 Oakwood Lane submitted a request to waive the fine for trash cans being out the day after pickup. Letter attached to the minutes. He stated health issues prevented them from bringing in the trash cans.

Tim Cherwin made a motion to waive the fine for 205 Oakwood Lane for a trash can violation. 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 approved.

7. ADJOURNMENT

The Meeting was adjourned at 7:22PM. The next Board Meeting is scheduled for Wednesday June 21, 2023, at 7:00 PM.

Minutes Recorded by Paul W. Henderson