

# Westlake Townhome Owners Association

## Board of Directors Meeting

### July 19, 2023

### Minutes

#### 1. CALL TO ORDER

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

Present: Carla Kurtz, Tim Cherwin, Edward Dosz, Alexis Kalish, Jim Lennon, John Pappanduros

Association Manager: Paul Henderson

Absent: Becky Davis

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

#### 2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the June 21, 2023 Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Davis           Absent

Cherwin       Aye

Kurtz           Aye

Lennon       Aye

Dosz           Aye

Kalish         Aye

Pappanduros  Aye

The Minutes from the June 21, 2023, Board Meeting are approved.

#### Report from the Bloomingdale Police Department

The Bloomingdale Police reported there has been very little activity in our neighborhood. The police reported they have been working on the parking issues on Elmwood Lane and Willow Lane.

#### 3. FLOOR INQUIRES

##### A. General Comments

None

##### B. Violations

None

#### **4. COMMITTEE REPORTS**

**a. Exterior Maintenance**

Tim Cherwin reported that spending was \$219,000.00 for the month of June. Work orders totaled \$7,000.00 for the month. Contract items totaled \$212,000.00. The painting project is 60% complete. The roofing project is 100% complete. The woodwork project is 100% complete. References are being checked for the upcoming concrete project. Concrete will take place in late August or September.

**b. Landscape Maintenance**

Jim Lennon reported that spending was \$20,522.00 for the month of June. Normal maintenance continues each week. We have seen a tremendous amount of tree branches down over the past month. The drought has taken a toll on the Locust Trees. We have been able to handle almost all of the clean up in house.

**c. Rules Committee**

John Pappanduros will now be the chairman of the rules committee. A rules meeting is being scheduled in the next few months.

Edward Dosz will now be the chairman of the face book page. A lengthy discussion took place regarding what can be posted on the Facebook Page. Do we need waivers? Further discussion will take place regarding this.

**d. Social & Recreation Committee**

Becky Davis and Alexis Kalish will now be the cochairman of the social activities committee. Wacky Water Day was a huge hit. We had approximately 50 people in attendance. The Corn Roast will be the next big event. We are working on a Dairy Queen truck to be in attendance. Supplies for the Corn Roast will be picked up by Paul. Ed Dosz ordered new burlap sacks for cooking the corn.

**e. Finance and Treasurer's Report**

Mike Grilli reported for the month of June. Expenses were \$286,000.00. That left a deficit for the month of \$180,000.00. Cash and investments were down \$189,000.00. Receivables were up \$5,400.00. Assets were down \$184,000.00. Total equity was down \$184,000.00. Delinquencies were up six units and \$2,200.00.00. Mike noted that all Board Members received a copy of the Annual Audit Report. Mike asked everyone to review over the next month.

**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 written notices received.

**B. Approval of the Audit Report**

Tim Cherwin made a motion to approve the audit report for the year ending 03-31-2023 as presented. Edward Dosz seconded the Motion. Discussion: None

Vote:

Davis            Absent

Cherwin        Aye

Kurtz           Aye

Lennon        Aye

Dosz            Aye

Kalish          Aye

Pappanduros Aye

The audit report is approved.

**C. Affiliated Services PM Proposal**

Tim Cherwin made a motion to approve Affiliated Services to perform maintenance on the AAON unit for the pool at a charge of \$9,350 for three years. The unit will be serviced quarterly. Jim Lennon seconded the Motion. Discussion: None

Vote:

Davis           Absent

Cherwin        Aye

Kurtz           Aye

Lennon        Aye

Dosz            Aye

Kalish          Aye

Pappanduros Aye

The motion is approved.

**7. ADJOURNMENT**

The Meeting was adjourned at 7:36PM. The next Board Meeting is scheduled for Wednesday August 16, 2023, at 7:00 PM.

Minutes Recorded by Paul W. Henderson