

Westlake Townhome Owners Association

Board of Directors Meeting

August 16, 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, Becky Davis

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Jim Lennon made a motion to approve the Minutes from the July 19, 2023 Board of Directors Meeting. Tim Cherwin seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The Minutes from the July 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

Mr. Madda from 219 Pinewood Lane stated he has two violations for trash being behind the garage. It was noted that he has received seven notices of violation. He stated that his garage door was broken and he does not check his mail. The garage door is now fixed and he said this will no longer be an issue. The Board informed Mr. Madda that if another violation occurs within ninety days, these fine will be reinstated. The fines that are currently being asked to be waived are for \$150.00 and \$175.00.

Jim Lennon made a motion to waive the fines at 219 Pinewood Lane. Tim Cherwin seconded the motion. Discussion: None Vote:

Davis Aye
Cherwin Aye
Kurtz Aye
Lennon Aye
Dosz Aye
Kalish Aye
Pappanduros Aye
The motion is approved.

4. **COMMITTEE REPORTS**

a. **Exterior Maintenance**

Tim Cherwin reported that spending was \$25,200.00 for the month of July. Work orders totaled \$7,200.00 for the month. Contract items totaled \$18,000.00. The painting project is 99% complete. The roofing project is 100% complete. The woodwork project is 100% complete. Garage doors are complete except for one door. Concrete will be discussed under new business.

b. **Landscape Maintenance**

Jim Lennon reported that spending was \$20,500.00 for the month of July. Normal maintenance continues each week. Spending included the normal monthly payments for the tree and landscape services.

c. **Rules Committee**

John Pappanduros is the chairman of the rules committee. A rules committee meeting is scheduled for October 18th at 6pm.

Edward Dosz is the chairman of the face book page. Ed stated he posted pictures from the corn roast on the face book page.

d. **Social & Recreation Committee**

Becky Davis and Alexis Kalish are the cochairman of the social activities committee. The corn roast went very well. A huge thank you to Jim and Kyle for cooking the corn all day. The DQ truck went very well. Paul Henderson created a spread sheet for purchases, dates, etc. for the corn roast. It was noted that the grill needs to be tuck pointed. Paul will work on this. The committee is working on the survey monkey details. More information will be presented when available.

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

Mike Grilli reported for the month of July. Expenses were \$100,258.00. That left a deficit for the year of \$414,000.00. Cash and investments were down \$1,700.00. Receivables were up \$7,900.00. Assets were up \$5,900.00. Total equity was up \$5,900.00. Delinquencies were up three units. Mike noted that the maximum assessment for the year beginning April 1, 2024 could be \$235.63.

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

A letter was received from the owner of 242 Millcreek Lane regarding the repair of their fence gate. The letter was read and no board member made a motion to waive the fine. The fine will stand.

B. Concrete Work 2023

Tim Cherwin stated we have two bids for the 2023 Concrete Project. RJ Concrete submitted a bid for \$45,000.00. Fortis Concrete submitted a bid for \$36,005.00.

References for Fortis Concrete all came back positive.

Tim Cherwin made a motion to approve Fortis Concrete for the 2023 Concrete Project for a price of \$36,005.00. Edward Dosz seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The motion is approved.

C. Snow and Landscape Proposals

Paul Henderson received and distributed the upcoming snow removal and landscape bids from Premier Landscape. The Board has stated overall satisfaction from Premier.

The snow removal costs will remain the same and landscaping will increase less than \$5,000.00. The Board can review the proposals and move for approval at the September 20,2023 Board Meeting.

7. ADJOURNMENT

The Meeting was adjourned at 7:48PM. The next Board Meeting is scheduled for Wednesday September 20, 2023, at 7:00 PM.

Minutes Recorded by Paul W. Henderson