

# Westlake Townhome Owners Association

## Board of Directors Meeting

### September 20, 2023

## Minutes

### 1. CALL TO ORDER

Jim Lennon called the meeting to order at 7:00 PM.

Present: Tim Cherwin, Edward Dosz, Jim Lennon, John Pappanduros, Becky Davis

Association Manager: Paul Henderson

Absent: Carla Kurtz, Alexis Kalish

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

### 2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the August 16, 2023 Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None

Vote:

Davis           Aye

Cherwin        Aye

Kurtz           Absent

Lennon         Aye

Dosz            Aye

Kalish          Absent

Pappanduros   Aye

The Minutes from the August 16, 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 \$69,000.00 for the month of August. The painting project is 100% complete. The roofing project is 100% complete. The woodwork project is 100% complete. The garage door project is 100% complete. The concrete project is scheduled to begin September 27<sup>th</sup>, weather permitting.

b. *Landscape Maintenance*

Jim Lennon reported that spending was \$37,810.00 for the month of August. Normal maintenance continues each week. Spending included the normal monthly payments for the tree and landscape services. The approval of the snow and landscape contracts will be discussed under new business.

c. *Rules Committee*

John Pappanduros is the chairman of the rules committee. A rules committee meeting is scheduled for October 18<sup>th</sup> 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. Planning had begun for a Bears watch party including a chili cook off with prizes. Also a trunk r' treat event is being planned. A maker's market is still also being investigated.

e. *Finance and Treasurer's Report*

Mike Grilli reported for the month of August. Expenses were \$137,000.00. That left a deficit of \$27,000.00. The year-to-date deficit is \$441,000.00. Assets were down \$27,000.00. Liabilities were up \$100.00. Total equity was down \$27,000.00. Delinquencies stayed the same with a drop in monies owed of \$2,200.00 Mike is looking into a treasury note to invest about \$300,000.00 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 219 Pinewood Lane regarding the trash behind the garage. The letter was read, and no board member made a motion to waive the fine. The fine will stand.

A letter was received from the owner of 203 Oakwood Lane regarding the violation for trash cans being out after the pickup day. The owner had to leave town unexpectedly. Tim Cherwin made a motion to waive the fine at 203 Oakwood for the trash can violation. John Pappanduros seconded the motion. Discussion: None Vote:

Davis	Aye
Cherwin	Aye
Kurtz	Absent
Lennon	Aye
Dosz	Aye
Kalish	Absent
Pappanduros	Aye

The motion is approved.

A letter was received from the owner of 212 Spring Court regarding the violation for trash cans being left out after pickup. It was stated that the cans had been cleaned and were accidentally left out. When noticed, they were immediately brought in. Tim Cherwin made a motion to waive the fine at 212 Spring Court for trash cans. Edward Dosz seconded the motion. Discussion: None Vote:

Davis	Aye
Cherwin	Aye
Kurtz	Absent
Lennon	Aye
Dosz	Aye
Kalish	Absent
Pappanduros	Aye

The motion is approved.

A letter was received from the owner of 242 Millcreek Lane regarding trash cans being out the day following pickup. The letter stated they thought they had brought them in, but they were not. Tim Cherwin made a motion to waive the fine at 242 Millcreek Lane for trash can violation. Becky Davis seconded the motion. Discussion: None Vote:

Davis	Aye
Cherwin	Aye
Kurtz	Absent
Lennon	Aye
Dosz	Nay
Kalish	Absent
Pappanduros	Nay

The motion is passed.

A letter was received from the owner of 217 Lakeshore regarding a trash can violation. Paul Henderson noted that since the letter was received, a second violation for trash cans has been issued. Edward Dosz made a motion to waive the second violation of \$50.00 and keep the first violation of \$25.00. Becky Davis seconded the motion. Discussion: None. Vote:

Davis	Aye
Cherwin	Aye
Kurtz	Absent
Lennon	Aye
Dosz	Aye
Kalish	Absent
Pappanduros	Aye

The motion is passed.

**B. Bloomingdale Park District Agreement**

The Bloomingdale Park District submitted an updated agreement for the use of the pool for the water aerobics classes. The current rate is \$25.00 per hour. After a lengthy discussion, the Board has decided to raise the hourly rate to \$35.00 per hour. Paul Henderson will contact the Park District to inform them of the new rate. The new rate will go into effect at the beginning of the next session.

**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. Edward Dosz made a motion to approve the snow and landscape proposals as presented. Jim Lennon seconded the motion. Discussion: None Vote:

Davis	Aye
Cherwin	Aye
Kurtz	Absent
Lennon	Aye
Dosz	Aye
Kalish	Absent
Pappanduros	Aye

The motion is passed.

**7. ADJOURNMENT**

The Meeting was adjourned at 8:09PM. The next Board Meeting is scheduled for Wednesday October 18, 2023, at 7:00 PM.

Minutes Recorded by Paul W. Henderson