

# Westlake Townhome Owners Association

## Board of Directors Meeting

### October 18, 2023

### Minutes

#### 1. CALL TO ORDER

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

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

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

#### 2. APPROVAL OF MINUTES –

John Pappanduros made a motion to approve the Minutes from the September 20, 2023 Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The Minutes from the September 20, 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**

Mrs. Vlasov from 303 Birchwood Lane received a violation for having a play set on the side of her garage. She stated the play set has been removed from the common area. Tim Cherwin made a motion to waive the fine at 303 Birchwood Lane for the play set being in the common area. 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.

**4. COMMITTEE REPORTS**

**a. Exterior Maintenance**

Tim Cherwin reported that spending was \$57,264.00 for the month of September. The majority of that spending was the final payment for the garage door project. 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 100% complete. The concrete project was paid for on October 15, 2023.

**b. Landscape Maintenance**

Jim Lennon reported that spending was \$3,200.00 for the month of September. Landscape Maintenance was paid the prior month. Normal maintenance continues each week. Leaf pickup is now taking place as needed each week. Alexis Kalish inquired about the stones that were placed at the corner of Lakeshore Lane and Bayview Court. She stated they have been hit and moved numerous times. Paul Henderson will look into this matter further.

**c. Rules Committee**

John Pappanduros is the chairman of the rules committee. The rules committee met on October 18<sup>th</sup> to begin reviewing the rules and regulations of the association. These meetings will take place at 6pm on the third Wednesday of each month until the process of review is completed.

Edward Dosz is the chairman of the face book page. No changes noted at this time.

**d. Social & Recreation Committee**

Becky Davis and Alexis Kalish are the cochairman of the social activities committee. The Bears Watch Party will take place on October 22<sup>nd</sup> at noon. As of now, eight members have signed up for the chili cook off. The trunk r' treat event only has three members signed up as of today. Edward Dosz will post on Facebook to try and draw more interest. It was decided a minimum of 10 vehicles will be needed. A maker's market is still also being investigated.

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

Mike Grilli reported for the month of September. Mike reported that we had a loss of \$3,600.00 for the month. Year to date deficit is \$444,500.00. Cash and Investments were up \$2,000.00. Receivables were down \$5,308.00. Property and equipment was down \$250.00. Total assets were down \$3,500.00. Liabilities were up \$102.00. Total equity was down \$3,500.00. Delinquencies were down three units and the amount owed was up \$1,600.00. Mike noted a treasury note was going to be reinvested around October 31, 2023.

**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.

**B. Bloomingdale Park District Agreement Letter**

A letter from the Bloomingdale Park District was read and discussed. The Board is in negotiations with the Park District regarding the hourly rate paid for use of the swimming pool and the discount for Westlake Residents. The Board agreed to hold off on the rate increase until January of 2024. The Board also agreed that this agreement will not continue unless the Park District continues to give Westlake Residents a reduced rate even with the increase in the hourly rate. No further action was taken at this time.

**6. NEW BUSINESS**

**A. Written Violation Notices**

No letters received this month.

**B. Insurance Renewal (BCBS)**

The Annual Renewal for Health Care Insurance was presented. For the period beginning in December of 2023, the rate will increase 8.54%. The monthly premium will go from \$3,555.66 to \$3,859.38. Blue Cross Blue Shield is the insurance provider. John Pappanduros made a motion to approve the presented insurance plan as presented. Becky Davis seconded the motion. Discussion: None Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The motion is approved.

**7. ADJOURNMENT**

The Meeting was adjourned at 7:29PM. The next Board Meeting is scheduled for Wednesday November 15, 2023, at 7:00 PM.

Minutes Recorded by Paul W. Henderson