

Westlake Townhome Owners Association

Board of Directors Meeting

January 17, 2024

Minutes

1. CALL TO ORDER

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

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

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Edward Dosz made a motion to approve the Minutes from the December 20, 2023 Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The Minutes from the December 20, 2023, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police reported that our area has been quiet as of late. A brief discussion took place about the Village purchasing the mall. Also, it appears the people responsible for the break in at the liquor store on Glen Ellyn Road have been caught.

3. FLOOR INQUIRES

A. General Comments

Mr. Zajac from 240 Clearbrook Lane inquired about why the Village does not plow our streets. Many reasons were explained to him. He also asked if they could plow the streets at the beginning of snow plow operations. Paul will speak to the crew leader.

B. Violations

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending was \$83.25 for the month of December. 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. Budget planning continues.

b. Landscape Maintenance

Jim Lennon reported that spending was \$8,400.00 for the month of December. Landscape Maintenance and tree maintenance were paid for. Gutter cleaning is complete for the year. We have had three snow removals so far this year. Budget planning continues.

c. Rules/Facebook Committee

John Pappanduros is the chairman of the rules committee. John reported the committee has reviewed the current rules and regulations and no major changes are needed. Edward Dosz is the chairman of the face book page. A brief discussion took place about having a separate Facebook page for members to post on.

d. Social & Recreation Committee

Becky Davis and Alexis Kalish are the cochairman of the social activities committee. A winter wine mixer will be held on February 9th, 2024. Notices will be sent with the newsletter and also posted at the clubhouse. A brief discussion took place about a possible Easter Event.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of December. Mike reported that expenses were \$50,300 for the month. We showed a \$54,800 surplus for the month. The year-to-date loss is currently \$350,000.00. Receivables were down \$5,200.00. Liabilities were up \$65.00. Delinquencies were up one unit and down \$1,000.00.

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. Banking Facility Change

Mike Grilli reported that he has been in contact with BMO bank, but is still awaiting answers to some of his questions. BMO has a set up fee of \$25.00 per unit for ACH payments. 5th 3rd has a set up fee of \$20.00 per unit. Mike will continue to research and hopefully have more answers by the next Board Meeting.

6. NEW BUSINESS

A. Written Violation Notices

None

B. Park District Pool Use Request

The Bloomingdale Park District requested to use the pool on two future dates for a possible class they might be running. Each date will be for one hour and they do not need a lifeguard on duty. The Board agreed they could use the pool from 10am-11am at a rate of \$35.00 per hour.

C. Budget Approval 4-1-2024 to 3-31-2025

Mike Grilli provided all members a copy of the proposed budget for the upcoming fiscal year. Mike noted we will be running at a deficit until the roofing project has been completed. The proposed new assessment amount beginning April 1, 2024 would be \$208.00 per month. Budget attached to these minutes. Tim Cherwin made a motion to approve the budget as presented by Mike Grilli and the Finance Committee. Jim Lennon seconded the motion. Discussion: None Vote:

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|-------------|-----|
| 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 7:40PM. The next Board Meeting is scheduled for Wednesday February 21, 2024, at 7:00 PM.

Minutes Recorded by Paul W. Henderson