

Westlake Townhome Owners Association

Board of Directors Meeting

March 20, 2024

Minutes

1. CALL TO ORDER

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

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

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 February 21, 2024, Board of Directors Meeting. Edward Dosz seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The Minutes from the February 21, 2024 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police reported that a ruse crime ring continues to operate near Bloomingdale. People pretending to be contractors try and gain access into a home and while they distract the owner, other members will steal from the home.

3. FLOOR INQUIRES

A. General Comments

None

B. Violations

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending was \$0.00 for the month of February. Project planning continues for the upcoming year.

b. Landscape Maintenance

Jim Lennon reported that spending was \$8,970.00 for the month of February. Maintenance tree trimming is now complete. Spring cleanup has begun but weather has slowed the progress.

c. Rules/Facebook Committee

A discussion continued about if residents can post on the Facebook page.

d. Social & Recreation Committee

Becky Davis and Alexis Kalish are the cochairman of the social activities committee. The committee met and planned out the adult events for the rest of the year. An Aquatic Easter Egg hunt will be held on March 30th, 2024. The next adult event will take place on April 18th. Thirsty Thursday and Trivia Night.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of February. Mike reported that expenses were \$41,000 for the month. We showed a \$70,400 surplus for the month. Cash and investment were up \$65,300.00. Receivables were up \$5,500.00. Assets were up \$70,600.00. Total equity was up \$70,400.00. Delinquencies were down twelve units and \$1,400.00.

f. Nominating Committee

Carla Kurtz and John Pappanduros are up for election this year.

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 5th 3rd. After reviewing all the options Mike recommended that we switch to 5th 3rd and use their Elite Checking Package. All Board Members were provided a Cash Management Package from the bank.

Edward Dosz made a motion to open a new account at 5th 3rd bank. Alexis Kalish seconded the motion. Discussion: None Vote:

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

The motion is approved.

6. NEW BUSINESS

A. Written Violation Notices

Mrs. De Guzman from 337 Colony Green Drive submitted a letter regarding a trash can violation. She had gotten home very late because of a work commitment. Letter attached to minutes.

Tim Cherwin made a motion to waive the trash can violation fine at 337 Colony Green Drive. 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.

B. Fox Valley Fire Proposals

Paul Henderson discussed two proposals we received for Fox Valley for sprinkler system improvements. We are still waiting on a response from the Fire Department.

C Bookkeeping Contract Renewal

A renewal bookkeeping contract was submitted for review by the Board. The new amount is 2,850.00 per month. That equates to a \$140.00 increase.

Tim Cherwin made a motion to approve the new contract for bookkeeping. 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 7:22PM. The next Board Meeting is scheduled for Wednesday April 17, 2024, at 7:00 PM.

Minutes Recorded by Paul W. Henderson