

Westlake Townhome Owners Association

Board of Directors Meeting

April 17, 2024

Minutes

1. CALL TO ORDER

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

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

Association Manager: Paul Henderson

Absent: Edward Dosz

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Becky Davis made a motion to approve the Minutes from the March 20, 2024, Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Absent

Kalish Aye

Pappanduros Aye

The Minutes from the March 20, 2024 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. General Comments

Mrs. Krauss from 219 Willow Lane asked if we could check the excessive drainage coming from 221 Willow Lane in the rear common area. It was stated the it appears to be soapy water at times. Paul Henderson stated he would contact the Village of Bloomingdale to investigate.

B. Violations

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending was \$3000.00 for the month of March. Overall exterior maintenance came in \$25,000.00 over budget for the year, which is better than expected.

b. Landscape Maintenance

Jim Lennon reported that spending was \$3,200.00 for the month of March. Normal weekly mowing has now started. Overall landscape maintenance came \$73,000.00 under budget for the year. This is mostly do to a mild winter and little snow removal.

c. Rules/Facebook Committee

A brief discussion took place about posting on future flyers that pictures of the event might be used on Facebook.

d. Social & Recreation Committee

Becky Davis and Alexis Kalish are the cochairman of the social activities committee. Trivia night will be held on April 18th, 2024. The garage sale dates will be June 21 and 22 this year. The Easter event had a small turnout, but those who came had a great time.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of March. Mike reported that expenses were \$40,600 for the month. We showed a \$68,000 surplus for the month. A year-to-date deficit of \$190,000. Cash and investment were up \$67,000.00. Receivables were up \$1,000.00. Assets were up \$68,000.00. Total equity was up \$68,100.00. Delinquencies were up six units and \$536.00.

f. Nominating Committee

Carla Kurtz and John Pappanduros are up for election this year. Resumes need to be turned in no later than April 30, 2024.

g. Clubhouse Decorating Committee

No Report

h. Garden Committee

Hanging baskets will be purchased in May weather permitting.

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

B. Banking Facility Change

Mike Grilli reported we are getting the needed information to the bank and they will be sending out forms for the officers to sign shortly.

C. Fox Valley Fire Proposals

Paul Henderson stated we are waiting on a second bid to come in.

6. NEW BUSINESS

A. Written Violation Notices

None

B. Roofing Proposal Approval

Tim Cherwin reviewed the proposal from All in 1 Roofing. Paul Henderson reported that the lower budget number has been agreed upon by the roofing contractor. This year's project on Applewood Lane consists of fifty-four units. The total price of the contract is \$348,682.00. This number does not reflect any wood replacement needed. Tim Cherwin made a motion to approve the proposal from All in 1 Roofing for the 2024 roofing project on Applewood Lane for a price of \$348,682.00. Jim Lennon seconded the motion. Discussion: None Vote:

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

The motion is approved.

7. ADJOURNMENT

The Meeting was adjourned at 7:13PM. The next Board Meeting is scheduled for Wednesday May 15, 2024, at 7:00 PM.

Minutes Recorded by Paul W. Henderson