

Westlake Townhome Owners Association

Board of Directors Meeting

May 18, 2022

Minutes

1. CALL TO ORDER

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

Present: Tim Cherwin, Carla Kurtz, Rosie Reiter, Jim Lennon, John Pappanduros, Harvey Johnson

Association Manager: Paul Henderson

Absent: Steve Hochberg

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the April 20, 2022 Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Hochberg Absent

Cherwin Aye

Kurtz Aye

Lennon Aye

Johnson Aye

Reiter Aye

Pappanduros Aye

The Minutes from the April 20, 2022, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police reported that our area has been quiet. The department is increasing foot patrols as the weather gets nicer. There has been reports of someone walking around in a mask and white gloves in Bloomingdale. They police are working on figuring out who it is. They also reminded everyone that crime picks up in the warmer months.

3. FLOOR INQUIRES

A. Violation Notices

Al Frederick from 210 Applewood Lane received a violation for trash cans being out on Friday, after Thursday pickup. He noted that trash pick up was late on Thursday and he forgot to go back out to bring them in.

Tim Cherwin made a motion to waive the fine at 210 Applewood Lane for trash being out on Friday. Jim Lennon seconded the motion. Discussion: None Vote:

Hochberg Absent

Cherwin Aye

Kurtz Aye

Lennon Aye

Johnson Aye

Reiter Aye

Pappanduros Aye

The motion is approved.

B. General Questions

A test area was completed to see how the white trim and garage doors would look on the eucalyptus color buildings. The office received mixed reviews on the color change. It was noted that we have already ordered all the stain for this year's project. We also had a local realtor look at the white trim and he did not think it looked correct. He suggested to go with a lighter color than the dark blue that already exists. The exterior budget is already in bad shape with the ordering of the new metal garage doors. The Board and Committees will continue to discuss this matter as well as possibly consulting a designer.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that expenses for the month of April were \$48,000.00. Roofing notices were posted and the project has begun. The wood work project is approximately 45% complete. Concrete project is under Village review for permitting.

b. Landscape Maintenance

Jim Lennon reported that expenses were \$17,000.00 for the month of April. The new landscape company is doing a very nice job, even though the weather has not been cooperating with lawn maintenance. Weekly walk throughs continue to take place. Drainage issues will still be addressed, budget permitting.

c. Rules Committee

No Report at this time

d. **Social & Recreation Committee**

Rosie Reiter reported that Joyce O'Malley will oversee the garage sale this year. The garage sale will take place on June 17 and 18. Wacky water days is still a maybe for this summer. The Pet and Bike Parade and Corn Roast are on schedule to take place this year.

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

Mike Grilli reported for the month of April 2022 total expense were \$103,456.00. That left a deficit for the month of \$1273.00. Cash and Investments were down \$11,000.00. Receivables were up \$9,600.00. Assets were down \$1400.00. Liabilities were down \$230.00. Total equity was down \$1200.00. Delinquencies were up 8 units and \$3500.00. The audit team has been contacted and we are awaiting a start date for field work.

f. **Nominating Committee**

It was noted that Harvey Johnson and Rosie Reiter are up for election this year. Harvey has stated he is not running again. We had two resumes turned in. Rosie Reiter and Edward Dosz are both running. Wally Krentz agreed to be the proxy committee chairman.

g. **Clubhouse Decorating Committee**

No Report

h. **Garden Committee**

The hanging baskets for the front area have been purchased and look very nice.

5. **OLD BUSINESS**

A. Tabled Violation

No members were in attendance for tabled violations.

B. Deck Replacement for the Clubhouse

Paul Henderson reported plans have been submitted to the Village for permitting.

6. **NEW BUSINESS**

A. Written Violation Notices

None

B. Back Flow Repairs

Paul Henderson noted that our back flow preventors failed inspection. We received a quote from Fox Valley Fire and Safety to make the needed repairs. The total cost of the repairs would be \$3,129.00.

John Pappanduros made a motion to approve Fox Valley Fire and Safety to make the back flow repairs for a cost of \$3,129.00. Rosie Reiter seconded the motion.

Discussion: None Vote:

Hochberg Absent
Cherwin Aye
Kurtz Aye
Lennon Aye
Johnson Aye
Reiter Aye
Pappanduros Aye
The motion is approved

C. Insurance Renewal

Paul Henderson reported that we received the insurance renewal information from Kamm Insurance. The total cost for the upcoming year will be \$28,969.00. The previous year total was \$28,460.00.

Jim Lennon made a motion to approve the insurance renewal from Kamm Insurance as presented. John Pappanduros seconded the motion. Discussion: None Vote:

Hochberg Absent
Cherwin Aye
Kurtz Aye
Lennon Aye
Johnson Aye
Reiter Aye
Pappanduros Aye
The motion is approved.

7. ADJOURNMENT

The Meeting was adjourned at 8:35PM. The next Board Meeting is scheduled for Wednesday May 18, 2022 at 7:00 PM.

Minutes Recorded by Paul W. Henderson

June 15th