

Westlake Townhome Owners Association

Board of Directors Meeting

February 21, 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

Association Manager: Paul Henderson

Absent: John Pappanduros

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Jim Lennon made a motion to approve the Minutes from the January 17, 2024, Board of Directors Meeting. Tim Cherwin seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Absent

The Minutes from the January 17, 2024 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police reported that a ruze crime ring has been operating 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

Mr. Burkes from 281 Edgewater received a violation for trash cans being out after pickup day. He explained he had gotten home late from a meeting and forgot to bring them in. He has been a resident of Westlake since 1979 and this has never happened before.

Tim Cherwin made a motion to waive the fine at 281 Edgewater Drive. Becky Davis seconded the motion. Discussion: None Vote;

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

The motion is passed.

Ms. Perez from 312 Edgewater received a violation for holiday lights being up after 30 days of the holiday. She explained she had been sick and forgot to ask her brother to help her with them. She did take them down as soon as the notice was received.

Tim Cherwin made a motion to waive the fine at 312 Edgewater Drive. Edward Dosz seconded the motion. Discussion: None Vote:

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

The motion is passed.

Ms. Shevchuk from 231 Applewood Lane received a violation for holiday lights being up after 30 days of the holiday. She explained she was out of town and took them down as soon as they arrived back.

Tim Cherwin made a motion to waive the fine at 231 Applewood Lane. Alexis Kalish seconded the motion. Discussion: None Vote:

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

The motion is passed.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending was \$2,600.00 for the month of January. Most of the work orders were for wood replacement and gutter cleaning. Project planning continues for the upcoming year.

b. Landscape Maintenance

Jim Lennon reported that spending was \$42,342.00 for the month of January. Landscape Maintenance and tree maintenance were paid for. \$39,132.00 of the spending was on snow removal. Maintenance tree trimming is now complete. Spring clean up will begin in mid March.

c. Rules/Facebook Committee

No Report

d. Social & Recreation Committee

Becky Davis and Alexis Kalish are the cochairman of the social activities committee. A winter wine mixer was held on February 9th, 2024. The event went well and there is much interest in continuing with more social events. Another mixer is being planned along with an Easter event utilizing the swimming pool.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of January. Mike reported that expenses were \$83,000 for the month. We showed a \$22,000 surplus for the month. Cash and investment were up \$27,000.00. Receivables were down \$6,300.00. Assets were up \$21,500.00. Total equity was up \$22,000.00. Delinquencies were down six units and \$3,300.00.

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 5th 3rd trying to clarify a few items before making the switch. Details to follow.

6. NEW BUSINESS

A. Written Violation Notices

The following address received violations for having holiday lights up 30 days past the holiday. Each submitted a letter requesting that the fine be waived. Letters located in each file. 259 Laurel Lane. 231 Willow Lane. 240 Pinewood Lane. 200 Spring Court. The Board voted unanimously to waive the fine at each of the mentioned addresses.

B. Fox Valley Fire Proposals

Paul Henderson discussed two proposals we received for Fox Valley for sprinkler system improvements. Paul will be taking these to the Bloomingdale Fire Department for review. Details to follow as they become available.

7. ADJOURNMENT

The Meeting was adjourned at 8:05PM. The next Board Meeting is scheduled for Wednesday March 20, 2024, at 7:00 PM.

Minutes Recorded by Paul W. Henderson