

Westlake Townhome Owners Association

Board of Directors Meeting

July 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, John Pappanduros

Association Manager: Paul Henderson

Absent: Alexis Kalish, Edward Dosz

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the June 19, 2024, Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Absent

Kalish Absent

Pappanduros Aye

The Minutes from the June 19, 2024 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. General Comments

None

B. Violations

Mr. Nguyen from 210 Lakeshore Lane received a violation for early trash. He explained that he is a new owner and did not realize the trash could not be put out until after 5pm. Becky Davis made a motion to waive the fine at 210 Lakeshore Lane. Jim Lennon seconded the motion. Discussion: None Vote:

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

The motion is approved

Mr. Pasha from 217 Edgewater Drive received another violation regarding noise inside the unit. A lengthy discussion took place about the noise, the timing of repairing the garage door. It was noted he has received many fines and has never paid any of them. It was also noted the Village has noise ordinances. The Board stated this has to stop of the fines are going to stand and the unit will be sent to the attorney if not paid. The Board agreed to table this for the last time in hopes the situation can be rectified.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that the roofing project is complete. Tim also stated no painting or woodwork project will take place this year. Wood replacement will be done on a work order basis. Spending for the month totaled \$9481.00

b. Landscape Maintenance

Jim Lennon reported that normal weekly maintenance is ongoing. No major projects are planned for this year because of the roofing project. Weekly walk throughs continue. Spending for the month totaled \$4354.00

c. Rules/Facebook Committee

Becky Davis is taking over Facebook from Edward Dosz. She will try and provide more timely updates moving forward.

d. Social & Recreation Committee

Becky Davis and Alexis Kalish are the cochairman of the social activities committee. Wacky Water Day took place on July 10th. About 35 children participated. Decade night will be held on July 26th. August 10th will be the corn roast. A kids play day is still being discussed.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of June. Mike reported that expenses were \$397,000.00 for the month. We showed a \$286,500.00 deficit for the month. Cash and investment were down \$297,000.00. Receivables were up \$11,000.00. Assets were down \$286,000.00. Total equity was down \$286,300.00. Delinquencies were down four units and up \$2,400.00.

- f. **Nominating Committee**
No Report
 - g. **Clubhouse Decorating Committee**
No Report
 - h. **Garden Committee**
 - i. No Report
5. **OLD BUSINESS**
- A. Tabled Violation**
No members were in attendance for tabled violations.
 - B. Banking Facility Change**
We have completed the change over.
 - C. Fox Valley Fire Proposals**
This item was tabled for the time being
6. **NEW BUSINESS**
- A. Written Violation Notices**
None
 - B. Drainage Repair Quote**
Becky Davis made a motion to approve the quote for drainage installation at 304-306 Birchwood Lane provided by Premier Landscape. The total amount will be \$2700.00. Jim Lennon seconded the motion. Discussion None Vote

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

The motion is approved.
- A brief discussion took place regarding the Corn Roast Pricing for 2024. It was agreed by all to keep the pricing the same as last year.
7. **ADJOURNMENT**
The Meeting was adjourned at 7:38PM. The next Board Meeting is scheduled for Wednesday August 21, 2024, at 7:00 PM.
Minutes Recorded by Paul W. Henderson