

Westlake Townhome Owners Association

Board of Directors Meeting

October 16, 2024

Minutes

1. CALL TO ORDER

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

Present: Jim Lennon, Carla Kurtz, John Pappanduros, Becky Davis, Alexis Kalish, Steve Hochberg

Association Manager: Paul Henderson

Absent: Tim Cherwin

Financial Consultant: Mike Grilli

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Alexis Kalish made a motion to approve the Minutes from the September 18, 2024, Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None
Vote:

Davis	Aye
Cherwin	Absent
Kurtz	Aye
Lennon	Aye
Hochberg	Abstain
Kalish	Aye
Pappanduros	Aye

The Minutes from the September 18, 2024 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police reported our area has been very quiet lately. It was noted that the police are working on how to deal with E bikes on the paths and roads. This has become an issue as of late. They also reminded everyone to keep their car doors locked. They stated open cars are an easy target especially with the holidays approaching.

3. FLOOR INQUIRES

A. Violations

Mrs. Pasha from 217 Edgewater asked if he could talk about a violation letter she received from the association. The Board stated there is nothing they can do at this point and she must speak with the attorney. Letters written from other neighbors were copied and given to Mrs. Pasha along with a detailed breakdown of the association fees, fines and late fees.

Jim Cavanaugh from 214 Oakwood Lane received a violation for an expired permit in the clubhouse lot. He said he was guilty as charged and simply forgot to renew the permit. Becky Davis made a motion to waive the fine at 214 Oakwood Lane for an expired parking permit. Steve Hochberg seconded the motion. Discussion: None Vote:

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

The motion is approved

Paulette Ennis from 230 Willow Lane received violations for a rear patio area that needed to be cleaned up. She stated that she had Angel power wash the patio in the front and rear of the unit. She is asking for the \$50 and \$75 fines to be waived. She noted she had paid the \$25 fine already. Steve Hochberg made a motion to waive the fines at 230 Willow Lane. Becky Davis seconded the motion. Discussion: None Vote:

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

The motion is approved

Syed Hussaini from 217 Oakwood Lane stated he received a notice for oil stains on the driveway. He noted that they had company and that is where the oil came from. He also stated that it had been cleaned up. This was only a warning notice.

B. General Comments

Lisa is a new owner in the neighborhood. She stated the landscape crew does a wonderful job, and she would like to possibly get involved with a committee once she is completely moved in.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin was absent. Paul Henderson reported we have had our first request to install solar panels on a unit roof. After doing some research, the association needs to come up with solar guidelines and HOA green mission statement by law. The exterior maintenance committee will begin working on this.

b. Landscape Maintenance

Jim Lennon reported that normal weekly maintenance is ongoing. Leaf pickup is now underway as well. Weekly walk throughs continue. Spending for the month was \$25,000.00. It was noted that the trees are very stressed from the lack of rain and have been dropping branches all over the complex.

c. Rules/Facebook Committee

Becky Davis reported she is trying to be more proactive regarding sending out notices. John Pappanduros reported solar panels and gazebo type structures need to be defined better in the rules package.

d. Social & Recreation Committee

Becky and Alexis are hosting a Halloween Event on October 18th at the clubhouse. Notices were sent to all homeowners. A Bears watch party and Chili cook off will be taking place in November. Flyers will be included in the November Newsletter.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of September. Revenue was \$112,000.00. Expenses totaled \$64,500.00. We had a surplus of \$47,300.00 for the month. Cash was up \$42,000.00. Receivables were up \$5,600.00. Total assets were up \$47,400.00. Delinquencies were up two units and \$3,600.00. Mike stated we are now able to transfer funds from the bank to the investment accounts electronically.

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.

6. NEW BUSINESS

A. Written Violation Notices

None

B. AT&T Change for Elevator

Paul Henderson reported that we can now use fiber for the emergency call device within the elevator. This will save approximately \$660.00 per year and there is no cost to install the new device. AT&T is moving away from all cooper lines.

Steve Hochberg made a motion to approve the proposal as presented by AT&T. Jim Lennon seconded the motion. Discussion None Vote

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

The motion is approved.

Paul Henderson reported that the main drain cover in the swimming pool is now expired. The VGB act changed recently, and drain covers need to be brought up to the new standards. The total cost for the repair will be \$5,685.00. It was also noted the pool will need to be drained for the repairs to be made.

Jim Lennon made a motion to approve the proposal as presented by Platinum Pool care to replace the main drain cover in the pool. Becky Davis seconded the motion.

Discussion None Vote

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

The motion is approved.

Paul Henderson reported that the tree maintenance contract expires in December.

Brightview Tree Care submitted a new proposal totaling \$126,000.00 for three years of maintenance. The total per month cost will be \$3,500.00.

Jim Lennon made a motion to approve the proposal as presented by Brightview Tree Care. Becky Davis seconded the motion. Discussion None Vote

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

The motion is approved.

A handout was provided to each Board Member regarding the Illinois Paid Leave Act. Part time employees are now eligible to earn paid time off. For every 40 hours worked an employee receives 1 hour of paid time off. Paul Henderson will create a spread sheet to track the hours worked per month/year.

7. ADJOURNMENT

The Meeting was adjourned at 8:03PM. The next Board Meeting is scheduled for Wednesday November 20, 2024, at 7:00 PM.

Minutes Recorded by Paul W. Henderson