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Westlake Townhome Owners Association

Board of Directors Meeting

Annual Meeting

June 4, 2025

Minutes

A. CALL TO ORDER

Jim Lennon called the meeting to order at 7:00 pm.

Present: Jim Lennon, Becky Davis, Tim Cherwin, Steve Hochberg, John Pappanduros

Absent: Alexis Kalish, Carla Kurtz

Treasurer: Mike Grilli (Present)

Association Manager: Paul Henderson (Present)

B. Introduction of Directors, Officers and Others

The Board introduced themselves to the residents in attendance.

C. Establishment of Annual Meeting Notices to Owners

Jim Lennon confirmed with the Board and the Manager that proper notice had been given and notices had been mailed for the 2025 Annual Meeting.

D. Establishment of a Quorum

Jim Lennon confirmed that with the number of residents in attendance and the number of proxies received that a quorum had been established. (67 Proxies and 14 Present.)

Election Procedure

A. Proxy Committee

Jim Lennon asked if the Proxy Chairperson is present. Wally Krentz of 183 Acorn Lane is the Proxy Chairperson and is present.

B. Appoint two Election Judges

Jim Lennon stated that we need election judges. Wally Krentz of 183 Acorn Lane and Barb Netzel of 226 Lakeshore Lane stated they would count the ballots and proxy votes.

C. Balloting and Proxy Procedure

Jim Lennon explained that members must sign in to vote. Jim went on to explain that the members must be current in their monthly assessment to vote and that only one vote per unit may be cast.

D. Present of Proxy

Jim Lennon asked if anyone that had filled out a proxy vote would like to withdraw that vote and vote in person. Nobody pulled their proxy vote.

E. Report from Nominating Committee

Jim Lennon reported that Tim Cherwin is the Nominating Chairperson.

Tim Cherwin stated that there are two (2) openings for Board Members. Tim further stated that we have 3 candidates that are running: Davis, Hochberg and Anderson.

F. Nominations from the Floor

Jim Lennon asked for nominations from the floor. None

G. Candidate Speeches

Each of the candidates gave brief speeches about why they would like to serve on the Board of Directors. Resumes attached.

H. Balloting

Jim Lennon asked for all present to cast their votes.

I. Counting of the Ballots and Proxies

Wally Krentz along with Barb Netzel then proceeded to count all proxies and ballots.

General

A. State of the Association

Attached to these minutes.

B. Committee Reports

1. Architectural and Exterior Maintenance

TIM CHERWIN, Chairman of the Exterior Maintenance stated we continued with general maintenance and contract projects. Tim noted that during the roofing project, we have found that a lot of bad underlayment exists. This has increased the overall cost a the project. Garage door replacement was on hold last year because of the high cost of the roofing project. This years roofing project will hopefully come in closer to budget and garage door replacement will continue. Tim noted the committee meets at 6pm now on the second Wednesday of the month.

2. Finance

MIKE GRILLI, Treasurer, reported on the financial state of the Association. Mike mentioned that the Financial Reports are available to all members, (COPY ATTACHED) but the final report from the Auditors has not been received as of this date. Mike also spoke about delinquencies over the past few years. Numbers have dropped slightly from the previous year. Mike said that the Association Dues are now \$216.00 per month.

2. Landscape Maintenance

JIM LENNON reported we now use Premier as our landscape contractor. We are meeting with their management on a weekly basis and performing site inspections. The lack of heavy snow contributed to landscape expenses being under budget. After the large projects are completed landscape maintenance will be looking into some larger projects. Jim also noted that the trees are showing signs of stress. He reminded everyone in attendance if possible to water the trees near them when we do not have much rain.

3. Rules

JOHN PAPPANDUROS reported that the rules committee has developed solar panel installation guidelines and removeable structure guidelines. The rules and regulations for the association were reviewed last year.

4. Social Activities

BECKY DAVIS reported on the Social Activities. Becky reported the committee is trying new things to try and get more people to come out. Last year saw a Chili Cook Off, Halloween Party, Visit with Santa, Adult Mixers, Super Bowl Party, Children's Clothes Swap, Wacky Water Days and The Annual Corn Roast. Becky stated they are always looking for new ideas that the community might enjoy.

C. Treasures Report

Mike Grilli covered all items in the Finance Report. His report is attached.

D. General Question and Answer Period

E. Announcement of Election Results

Jim Lennon reported the tallies results from the proxies and ballots.

Becky Davis	60 Votes
Steve Hochberg	55 Votes
Thomas Zajac	05 Votes
Sarah Anderson	18 Votes

The 2025 Board Members Elect are:

Becky Davis and Steve Hochberg elected for 3 years.

F. Adjournment

Jim Lennon adjourned the meeting at 7:41 P.M.

*Minutes by **Paul W. Henderson***