Westlake Townhome Owners Association
Board of Directors Meeting
May 20, 2026
Minutes

1. CALL TO ORDER

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

Present: Jim Lennon, Carla Kurtz, Alexis Kalsih, John Pappanduros, Steve Hochberg, Becky Davis
Association Manager: Paul Henderson Absent
Absent: Tim Cherwin
Financial Consultant: Mike Grilli
Pledge of Allegiance

2. APPROVAL OF MINUTES

Jim Lennon made a motion to approve the Minutes from the April 15, 2026, Board of Directors Meeting. Alexis Kalish seconded the Motion. Discussion: None

Vote:

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

The Minutes of the April 15, 2026, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violations

None

B. General Comments

Carol Lemke from 201 Edgewater Drive inquired about the status of her exterior modification request regarding her driveway. Jim Lennon made a motion to approve the driveway extension at 201 Edgewater Drive. The work will be completed by the contractor that the association uses. John Pappanduros seconded the Motion. Discussion: None

Vote:

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

The motion is approved.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Exterior Maintenance reported that spending for the month of April was $7649.00. The woodwork and paint project are moving along. Roofing is scheduled to begin on June 8, 2026 weather permitting.

b. Landscape Maintenance

Jim Lennon reported for the month of March spending totaled $22,790.00. Normal weekly mowing continues. A few areas that need drainage work are being looked into. No mulch will be done this year.

c. Rules/Facebook Committee

No Report

d. *Social & Recreation Committee*

Alexis Kalish reported the garage sale will be held on June 19th and 20th this year. The committee is working on revamping some ideas in hopes of getting more interest in the future. They have not had much interest in adult parties. Summer bash will be held from 4pm to 6pm.

e. Finance and Treasurer's Report

Mike Grilli reported expenses for the month of April were $72,700.00. We had a surplus of $43,700.00. Cash was up $39,600.00. Receivables were up $16,000.00. Prepaid expenses were up $755.00 Delinquencies were down three units and down $3,000.00. We are now also starting to get quotes on a Reserve Study. Mike also reported that $75,000.00 was transferred to the investment account.

f. *Nominating Committee*

Tim Cherwin was absent. It was noted that Cherwin, Lennon and Kalish will be up for election in 2026.

g. Clubhouse Decorating Committee

Carla Kurtz had no report.

h. ***Garden Committee***

John Pappanduros had no report.

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

B. Reserve Study

Three companies have sent proposals to the office for a reserve study to be completed. It was explained that they inspect and determine the useful life of all association owned and maintained items. Normally they will be updated about every three to four years. The State of Illinois is looking at making a law that all associations must have a reserve study done by 2027. This will help the Board and future Boards plan for projects and maintain the assessment amount without needing a special assessment.

Steve Hochberg made a motion to approve Reserve Advisors to complete the reserve study. 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.

6. NEW BUSINESS

A. Written Violation Notices

None

B. 2026 Roofing Project Approval

The 2026 roofing project was reviewed by the Committee and the Board of Directors. The material and labor for the project are $271,735.00. The contractor will be Top Tier Exteriors. Jim Lennon made a motion to approve the project. John Pappanduros seconded the motion. Discussion: None Vote:

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

The 2026 roofing project is approved.

7. ADJOURNMENT

The Meeting was adjourned at 7:29PM. The next Board Meeting is scheduled for Wednesday June 17, 2026, at 7:00 PM.

Minutes Typed by Paul W. Henderson