

Westlake Townhome Owners Association

Board of Directors Meeting

May 15, 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, Alexis Kalish, Edward Dosz

Association Manager: Paul Henderson

Absent: John Pappanduros

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Becky Davis made a motion to approve the Minutes from the April 17, 2024, Board of Directors Meeting. Alexis Kalish seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Abstain

Kalish Aye

Pappanduros Absent

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

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. General Comments

Mrs. Krauss from 219 Willow Lane asked if we could check the excessive drainage coming from 216 Lakeshore Lane in the rear common area. Paul Henderson stated he would look at and contact the Village of Bloomingdale to investigate.

Mr. Pasha from 217 Edgewater Drive came to the meeting to address the fines for his garage service door. He stated that someone is coming on Sunday to repair. It was noted he has received five notices regarding repairing the door. Then he brought up the complaints about the noise violations. A lengthy discussion took place regarding the total number of complaints. Over 400. It was stated the Police have been called along with DCFS. Carla stated she hears it at all hours, and she has witnesses and letters from other people that have heard the noise. Tim stated this needs to be worked out somehow. Jim stated the association and the village have noise ordinances. Jim also stated that if this does not stop, more fines will be issued. The matter is tabled for now.

B. Violations

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that the first building is complete for the roofing project. The second building has been started. Tim also stated no painting or wood work project will take place this year. Wood replacement will be done on a work order basis. After the roofing is complete, a decision will be made on concrete and garage doors.

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.

c. Rules/Facebook Committee

No Report

d. Social & Recreation Committee

Becky Davis and Alexis Kalish are the cochairman of the social activities committee. The adult May event was cancelled. Another event will be held in July. The committee is looking into having a scheduled child play date at the clubhouse. Details to follow. Corn Roast planning will start shortly.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of April. Mike reported that expenses were \$60,000 for the month. We showed a \$49,700 surplus for the month. Cash and investment were up \$60,000.00. Receivables were down \$10,800.00. Assets were up \$49,600.00. Total equity was up \$49,800.00. Delinquencies were down twelve units and \$3,400.00.

f. Nominating Committee

Carla Kurtz and John Pappanduros are up for election this year. The annual meeting will take place on June 5, 2024, at 7pm.

g. Clubhouse Decorating Committee

No Report

h. Garden Committee

Hanging baskets will be purchased in May weather permitting.

5. **OLD BUSINESS**

A. Tabled Violation

No members were in attendance for tabled violations.

B. Banking Facility Change

We have started switching over to the new bank. We still have some items to finish setting up. ACH payments will be in place by July

C. Fox Valley Fire Proposals

Paul Henderson stated we are waiting the final pricing before approving the proposals.

6. **NEW BUSINESS**

A. Written Violation Notices

None

7. **ADJOURNMENT**

The Meeting was adjourned at 7:34PM. The next Board Meeting is scheduled for Wednesday June 19, 2024, at 7:00 PM.

Minutes Recorded by Paul W. Henderson