

Westlake Townhome Owners Association

Board of Directors Meeting

June 19, 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, John Pappanduros

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Becky Davis made a motion to approve the Minutes from the May 15, 2024, Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The Minutes from the May 15, 2024 Board Meeting are approved.

Edward Dosz made a motion to approve the Minutes from the 2024 Annual Meeting, Jim Lennon seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The Minutes from the 2024 Annual Meeting are approved.

Tim Cherwin made a motion to approve the officers for the year as follows. Carla Kurtz President-Jim Lennon Vice President-Tim Cherwin Secretary-Mike Grill Treasurer. John Pappanduros seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The motion is approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. General Comments

None

B. Violations

None

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 \$59,500.00

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 \$39,000.00

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 is planned for July 10th. Decade night will be held on July 26th. August 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 May. Mike reported that expenses were \$155,700.00 for the month. We showed a \$40,246.00 deficit for the month. Cash and investment were up \$25,000.00. Receivables were down \$28,000.00. Assets were up \$9,800.00. Total equity was up \$9,900.00. Delinquencies were down \$6,600.00.

f. **Nominating Committee**

No Report

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

This item was tabled for the time being

6. **NEW BUSINESS**

A. Written Violation Notices

The following addresses were discussed to have a violation waived.

346 Colony Green Trash-354 Colony Green Weeds-331 Colony Green Trash

Becky Davis made a motion to waive the fines and the above stated addresses. Tim

Cherwin seconded the motion. Discussion None Vote

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The motions are approved.

B. Pulse Technology Quote

John Pappanduros made a motion to approve the quote for copier maintenance and supplies. The total amount will be \$1211.40. Jim Lennon seconded the motion.

Discussion None Vote

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The motion is approved.

7. ADJOURNMENT

The Meeting was adjourned at 7:39PM. The next Board Meeting is scheduled for Wednesday July 17, 2024, at 7:00 PM.

Minutes Recorded by Paul W. Henderson