Westlake Townhome Owners Association
Board of Directors Meeting
July 16, 2025
Minutes

1. **CALL TO ORDER**

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

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

2. **APPROVAL OF MINUTES**

Becky Davis made a motion to approve the Minutes from the June 18, 2025, Board of Directors Meeting. Alexis Kalish seconded the Motion. Discussion: None
Vote:

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

The Minutes of the June 18, 2025 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

No Comments.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month of June was $41,633.00. The 2025 woodwork project is approximately 100% complete. The painting project is approximately 100% complete. Garage door replacement will be determined after the roofing project is completed. The concrete project is out for bid. The roofing project has started and two buildings are complete.

b. Landscape Maintenance

Jim Lennon reported for the month of June spending totaled $40,784.00. It was noted that the landscape maintenance was paid one month in advance. The bush trimming has been completed. A drainage proposal will be discussed under new business.

c. Rules/Facebook Committee

John Pappanduros had no report. The Facebook page continues to post timely updates as needed.

d. *Social & Recreation Committee*

Alexis Kalish and Becky Davis reported yoga will now take place once a month. A clothes swap was held on June 28th. It had a rather low turnout by may try again in the future. Wacky water day will take place on July 18th. The Annual Corn Roast will be held on August 9th. A chili cook off / Bears watch party is being planned for November.

e. Finance and Treasurer's Report

Mike Grilli reported expenses for the month of June were $136,371.00. We had a year to date surplus of $36,740.00. Cash was down $5,400.00. Receivables were down $13,600.00. Assets were down $19,200.00. Liabilities were up $117.00. Delinquencies were up four units and down $2,200.00. The audit is still ongoing. Mike reported we will owe approximately $6,000.00 in taxes this year.

f. *Nominating Committee*

Tim Cherwin had no report.

g. Clubhouse Decorating Committee

Carla Kurtz was absent.

h. *Garden Committee*

i. John Pappanduros had 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. Drainage Repairs Proposal

A proposal from Premier Landscape was discussed for drainage work. John Pappanduros to approve the proposal as presented for a total cost of $7,045.00. Tim Cherwin seconded the motion. Discussion: None Vote:

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

The motion is approved.

7. ADJOURNMENT

The Meeting was adjourned at 7:19PM. The next Board Meeting is scheduled for Wednesday August 20, 2025, at 7:00 PM.

Minutes Recorded by Paul W. Henderson