

# Westlake Townhome Owners Association

## Board of Directors Meeting

### December 13, 2025

### Minutes

#### 1. CALL TO ORDER

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

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

Carla Kurtz, John Pappanduros and Alexis Kalsih

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli

Pledge of Allegiance

#### 2. APPROVAL OF MINUTES

Becky Davis made a motion to approve the Minutes from the November 19, 2025, Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Hochberg Aye

Kalish Aye

Pappanduros Aye

The Minutes of the November 19, 2025, Board Meeting are approved.

#### Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

### **3. FLOOR INQUIRIES**

#### **A. Violations**

None

#### **B. General Comments**

None

### **4. COMMITTEE REPORTS**

#### ***a. Exterior Maintenance***

Tim Cherwin reported that spending for the month on work orders was \$4,160.00. The 2025 contract projects are all complete and paid in full. Tim noted that plywood replacement during the roofing project continues to be a large expense.

#### ***b. Landscape Maintenance***

Jim Lennon reported for the month of November spending totaled \$33,000.00. Jim noted the snowstorms we had will cut into the overall budget. We paid the final landscape maintenance bill last month, the monthly tree contract and paid \$10,000.00 toward gutter cleaning.

#### ***c. Rules/Facebook Committee***

John Pappanduros said we would be discussing some possible rules changes at the next committee meeting. The Facebook page is new. A QR code was put in the newsletter and posted in the clubhouse. Trying to keep homeowners updated has been a priority of the Facebook Page.

#### ***d. Social & Recreation Committee***

Becky and Alexis reported about 10 families attended the Cookies with Santa Event. Some type of pool party is being considered for January or February after the pool reopens. A social committee planning meeting will take place on January 7, 2026 at 6pm. Anyone interested in joining the committee is welcome to attend.

#### ***e. Finance and Treasurer's Report***

Mike Grilli reported expenses for the month of November were \$108,800.00. We had a year to date deficit of \$335,000.00. Cash was up \$6,400.00. Receivables were up \$24,000.00. Liabilities were up \$46.00. Delinquencies were up seven units and up \$9,000.00. Mike noted he continues to work on the upcoming budget.

#### ***f. Nominating Committee***

Tim Cherwin had no report.

#### ***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.

**6. NEW BUSINESS**

**A. Written Violation Notices**

A letter was received and reviewed from 233 Applewood Lane regarding a trash can violation. Mrs. Habib stated her son was out of town and she was unable to bring the cans in. Tim Cherwin made a motion to waive the violation at 233 Applewood Lane. Steve Hochberg seconded the motion. Discussion: None Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Hochberg Aye

Kalish Aye

Pappanduros Aye

The motion is approved

**7. ADJOURNMENT**

The Meeting was adjourned at 7:20PM. The next Board Meeting is scheduled for Wednesday January 21, 2026, at 7:00 PM.

Minutes Recorded by Paul W. Henderson